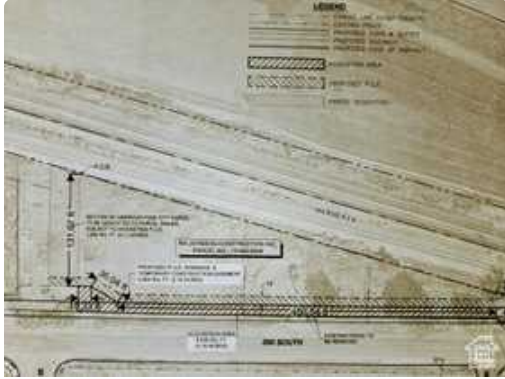


MLS# 1999917

List Price: \$700,000 Status: ACTIVE
 Lease Price: \$0 Price Per: Other
 DOM: 12 Entry Date: 05/20/2024
 Address: 518 W 200 S
 NS/EW: 200 S / 518 W
 City: American Fork, UT 84003
 County: Utah
 Plat: COMMERCIAL
 Tax ID: 13-042-0028
 Zoning Code: LOT #: 1
 Est. Taxes: \$2,340
 HOA Fee: \$0



Jr High: American Fork

School Dist: Alpine Elem: Greenwood
 Sr High: American Fork Other Schl:
 Acre FT./Share: 0.00 | Acre FT./Share: 0.00 |
 Wells: | Surface: |

Acre FT./Share: 0.00 |
 Dev. Spring: |

Culinary Well Health Inspected: No
 Prop Type: Commercial; Multi Housing
 Acres: 1.10
 Frontage: 450.0
 Side: 131.0
 Back: 0.0
 Irregular: No
 Facing: S
 Drv. Access: Dirt
 Water Distance: 10 feet
 Sewer Distance: 10 feet
 Gas Distance: 15 feet
 Usable Electric: 15 feet
 Pressurized Irr.:
 Conn. Fees: See Remarks
 Irrigation Co:
 Water: See Remarks
 Exterior Feat.: See Remarks
 Irrigation: See Remarks
 Land Use: Weeds
 Utilities: Gas: Available; Power: Available; Sewer: Available
 Zoning: Multi-Family; Commercial
 Possession: close
 Terms: Cash; Conventional; Exchange
 CCR: No
 Lot Facts: Curb & Gutter; Sidewalks; Terrain: Flat
 Pre-Market:
 Township:
 Range:
 Section:
 Section Desc.:

Driving Dir: First parcel past the underpass by the FrontRunner station.
 Remarks: Two blocks from the bustling FrontRunner Station, this prime commercial property presents an exceptional opportunity for a drive-thru business. Situated across from densely populated residential areas, the property boasts excellent visibility and accessibility, with a roundabout planned for the southern end. Additionally, the city has added in a trade an extra .11 acres to the parcel, though it is not yet reflected on the county plat. All essential utilities are conveniently located within the street. Traffic count data and a geotechnical report are available upon request. For further details and assistance, please contact the agents.

Agt Remarks:
 HOA Remarks:
 Clos Remarks:

Owner: RH JOHNSON CONSTRUCTION Special Owner Type:
 Contact: sandy Contact Type: Agent Ph 1: 801-836-8778 Ph 2: 801-687-6596
 L/Agent: Sandy J. Davidson Email: sandyjdavidson@yahoo.com Ph: 801-222-9449 Mobile: 801-836-8778
 Co-Agent: Christine Alleman Email: christinehomes@hotmail.com Ph: 801-687-6596 Mobile: 801-687-6596
 L/Office: Alliance Real Estate, PLLC Ph: 801-222-9449 Fax: 801-224-0210