

MLS# 2100800

Status: ACTIVE  
Sale Price: \$900,000  
Lease Price: \$6,500.00 Monthly Rate  
Availability: Currently  
DOM: 222  
Tax ID: 01-084-0007  
Address: 611 N 400 E  
NS/EW: 611 N / 400 E  
City: Lehi, UT 84043  
County: Utah  
Proj/Subdiv:  
Zoning Code:

Orig Sale Price: \$1,100,000  
Lease Type: Triple Net (NNN)  
Sublease: No  
Entry Date: 07/24/2025  
Est. Taxes: \$4,700



Year Built: 2020

CAM Fees:

Const. Status: Blt./Standing

Traffic Count:

Business For Sale?: No

Sublease From:

Building Class:

Bus. Name:

Acres: 0.42

Sublease To:

Retail

Tot Building Sq Ft: 586

Min Sq Ft Avail: 586

Max Sq Ft Avail: 586

# of Suites Avail: 1

Retail Inclusions: Drive Through; Restaurant

Accessibility: Ground Level  
Culinary Water: Culinary Available  
Cust. Visibility: Road Traffic; Walk-In Traffic  
Floor Coverings: Concrete  
Land Condition: Corner Lot; Curb & Gutter; Paved; Terrain: Flat; View: Mountain  
Offering Type: Both Lease & Sale  
Parking: 10 total stalls;  
Possession: Negotiable - 30-60 Days  
Power: Single Phase  
Roads/Trans.: Curb& Gutter; Road: Paved  
Sewer: Connected  
Site Description: Tenant Occupied  
Zoning: Commercial  
Has Solar?: No

Remarks: For Sale: Prime Commercial Drive-Thru Lot in Lehi, Utah Rare opportunity to purchase a fully improved 0.43-acre commercial parcel on high-traffic State Street in Lehi. This site includes a 576 square foot stick-built structure, designed for drive-thru beverage or coffee operations, and offers excellent visibility and access potential. Site Improvements: Full curb, gutter, and asphalt. Ingress/Egress: 40-foot wide UDOT-approved access with 25 feet on subject property and 15 feet on neighboring church parcel; potential shared access agreement. Original plans included a food truck pad or second small structure. AADT2023 - 16,000

Agt Remarks: Occupied - business open between 7:30-10 pm. Please do not disturb the business

Show Inst: Call Agent/Appt

Owner:

Contact: Matthew Flinders  
L/Agent: Matthew Flinders  
Co-Agent: Drew Armstrong  
L/Office: UtahRealEstate.Net

Contact Type: Agent  
Email: matthew@utahrealestate.net  
Email: drew@utahrealestate.net

Ph 1: 801-636-3709  
Ph: 801-636-3709  
Ph: 801-636-3739  
Ph: 801-636-3739

Special Owner Type:  
Ph 2:  
Mobile: 801-636-3709  
Mobile: 801-636-3739

Listing Type: Exclusive Right to Sell (ERS)  
Expiration Date: 04/22/2026