

# FLYING FROG CAR WASH

4566 S 4000 W WEST VALLEY CITY, UT 84120



OFFERING MEMORANDUM

INVESTMENT OPPORTUNITY

**David Young**  
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**Nexus Commercial Real Estate**  
8649 South 1300 East, Suite 100  
Sandy, UT 84094  
www.nexuscres.com



## PROPERTY SUMMARY

Square footage of Bldg:	2,834
Parcel Size:	0.49 acres
Tax Parcel:	210647603000
Year Renovated:	2020
Offering Price:	\$1,600,000
Cap Rate:	7.75%
Self Serve Bay	5
Vacuums	6



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate Buyer must verify the information and bears all risk for any inaccuracies.

# AERIAL MAP



# PROPERTY PICTURES



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NEXUS COMMERCIAL REAL ESTATE

EXCLUSIVELY LISTED BY:

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