



# cRc Nationwide

COMMERCIAL REAL ESTATE CONSULTANTS



1709 SOUTH 900 WEST, SALT LAKE CITY 84104

**SALE PRICE: \$875,000.00**



## PROPERTY INFORMATION

- 3,500 SF Available
- Site Size: 0.43 Acres
- Gas Station with 3 Pumps and 6 Fueling Stations
- (3) 12,000 Gallon Tanks
- Equipment Included
- Inventory Sold Separately
- Built in 1988
- 900 West 1700 South: 22,840 AADT
- Pylon Signage
- Located in main Industrial Area of Salt Lake City
- Easy Access to I-15 and SR 201
- Great Owner Operator Opportunity

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,480	102,243	325,505
Households	1,988	40,206	124,302
Avg. Household Income	\$45,514	\$43,531	\$50,782

## TRAFFIC COUNTS

1700 South: 14,780 Annual Average Daily Traffic  
 900 West: 12,715 Annual Average Daily Traffic

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**COSTAR  
POWER BROKER AWARD**  
TOP FIRM  
2010, 2011, 2012, 2013,  
2014, 2015, 2016, 2017

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