



1004 SOUTH STATE STREET, SALT LAKE CITY 84111

PROPERTY INFORMATION

- 7,814 SF Total
- Upstairs Level
- Basement Level
- Zoned for Auto/Dealer Use
- (2) 12' x 12' GL Bay Doors
- Outside Loading Ramp has Access to the Basement
- 12' - 15' Clearance Height
- Phase 3 Power
- 1 Full Bath & 2 Half Baths
- Billboard Sign Revenue
- Site Size: 0.19 Acres
- Directly Across From Auto Dealerships
- Frontage on State Street



SELLER FINANCING AVAILABLE:

Down Payment	\$150,000.00
Principal	\$330,000.00

Demographics

	1 Mile	3 Mile	5 Mile
Population	16,211	147,721	282,389
Households	7,374	62,117	109,894
Avg. Household Income	\$32,210	\$46,409	\$48,466

Traffic Counts

State Street:	39,064	Annual Average Daily Traffic
900 South:	17,064	Annual Average Daily Traffic

SALE PRICE REDUCED!

~~\$595,000.00~~

~~\$520,000.00~~

\$480,000.00

801.361.9798

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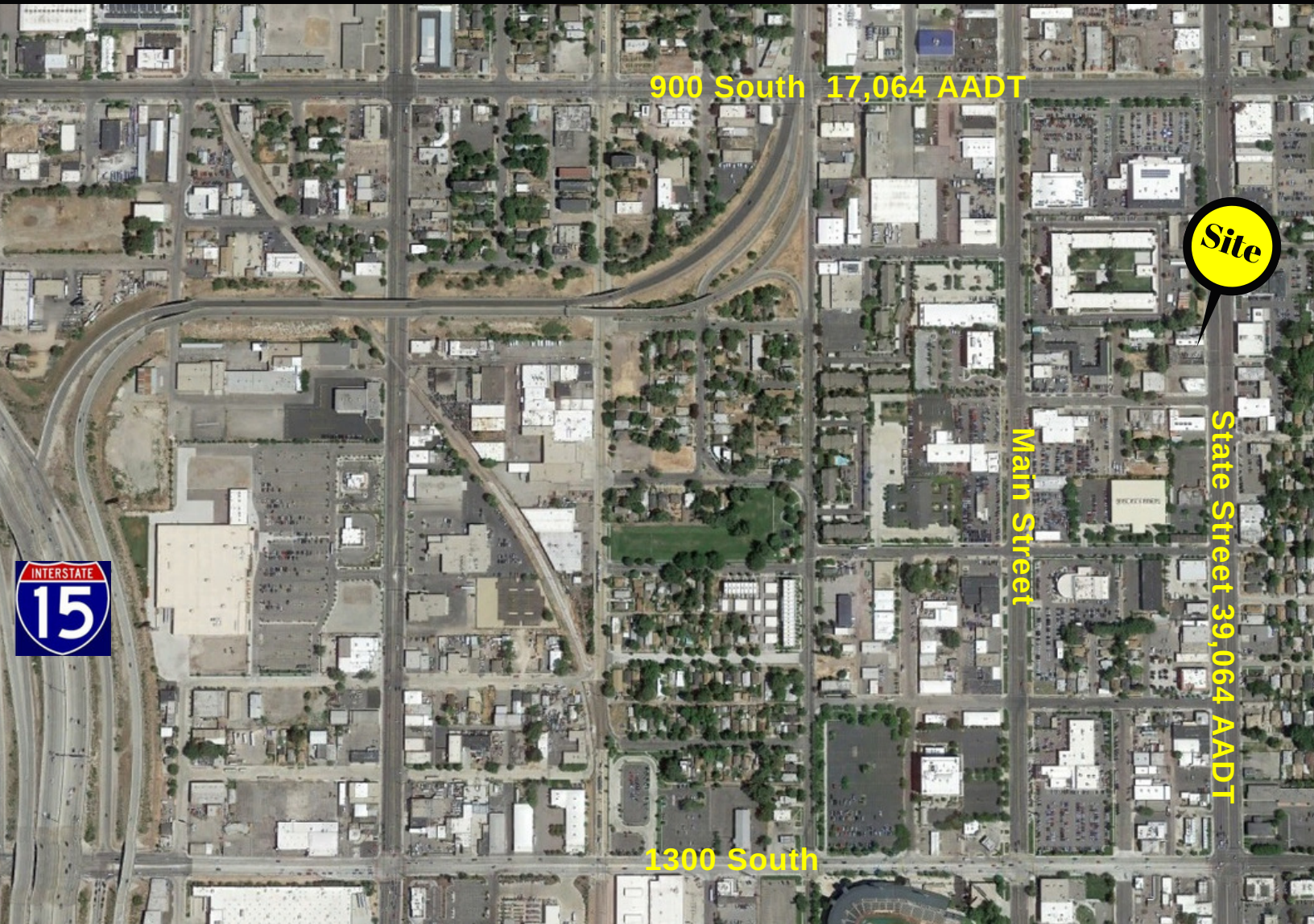
COSTAR  
POWER BROKER AWARD  
TOP FIRM  
2010, 2011, 2012, 2013,  
2014, 2015, 2016, 2017



# cRc Nationwide

COMMERCIAL REAL ESTATE CONSULTANTS

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