



cRc Nationwide

2912 S. GLEN EAGLE DRIVE (5665 W.), SALT LAKE CITY, 84128

NET LEASED INVESTMENT

NNN LEASED INVESTMENT



BUSINESS NOT A PART OF SALE - DO NOT DISTURB TENANT

- The Salty Dog Car And Dog Wash
- Net Leased Investment
- Operator has been in Place for 10 Years
- 7 Years Remaining on Lease
- Sale Includes Land, Building, Equipment
- Site Size: 0.67 Acres
- 5,428 SF Available
- Just Off 5600 West
- Next to Grease Monkey
- Nearby Tenants: Deseret Industries, Discount Tire, Five Guys, Sports Clips, Verizon, Cafe Rio, Mountain America

Demographics

	1 Mile	3 Mile	5 Mile
Population	10,489	96,808	216,924
Households	2,783	26,258	62,373
Avg. Household Income	\$70,325	\$60,588	\$57,072

Traffic Counts

5600 West: 40,280 Annual Average Daily Traffic

SALE PRICE
\$2,025,000.00
NOI: \$162,000.00
CAP RATE: 8%



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