



# COMMERCIAL REAL ESTATE CONSULTANTS

762 W. SMELTER STREET (7650 S.), MIDVALE, UTAH 84047

**Car Wash Investment**  
**\* Short Sale \***



- Car Wash Building: 4,104 SF
- Site Size: 0.81 Acres
- (4) Self Service Bays
- (2) Automatic Bays
- (5) Self Service Vacuums
- Built in 2005
- Nearby Tenants: FLSmidth, Savage, Dunkin Donuts, Overstock.com, and Intermountain Healthcare
- Contingent upon Bank Approval
- Easy Access to I-15

**2016 GROSS SALES: \$110,925.59**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	12,125	126,117	348,789
Total Households	4,394	44,672	121,058
Avg. Household Income	\$48,593	\$60,082	\$65,128

## TRAFFIC COUNTS

700 West: 11,820 Annual Average Daily Traffic  
Center Street: 22,695 Annual Average Daily Traffic

**SALE PRICE REDUCED!! : FROM ~~\$1,100,000.00~~ TO \$985,000.00**

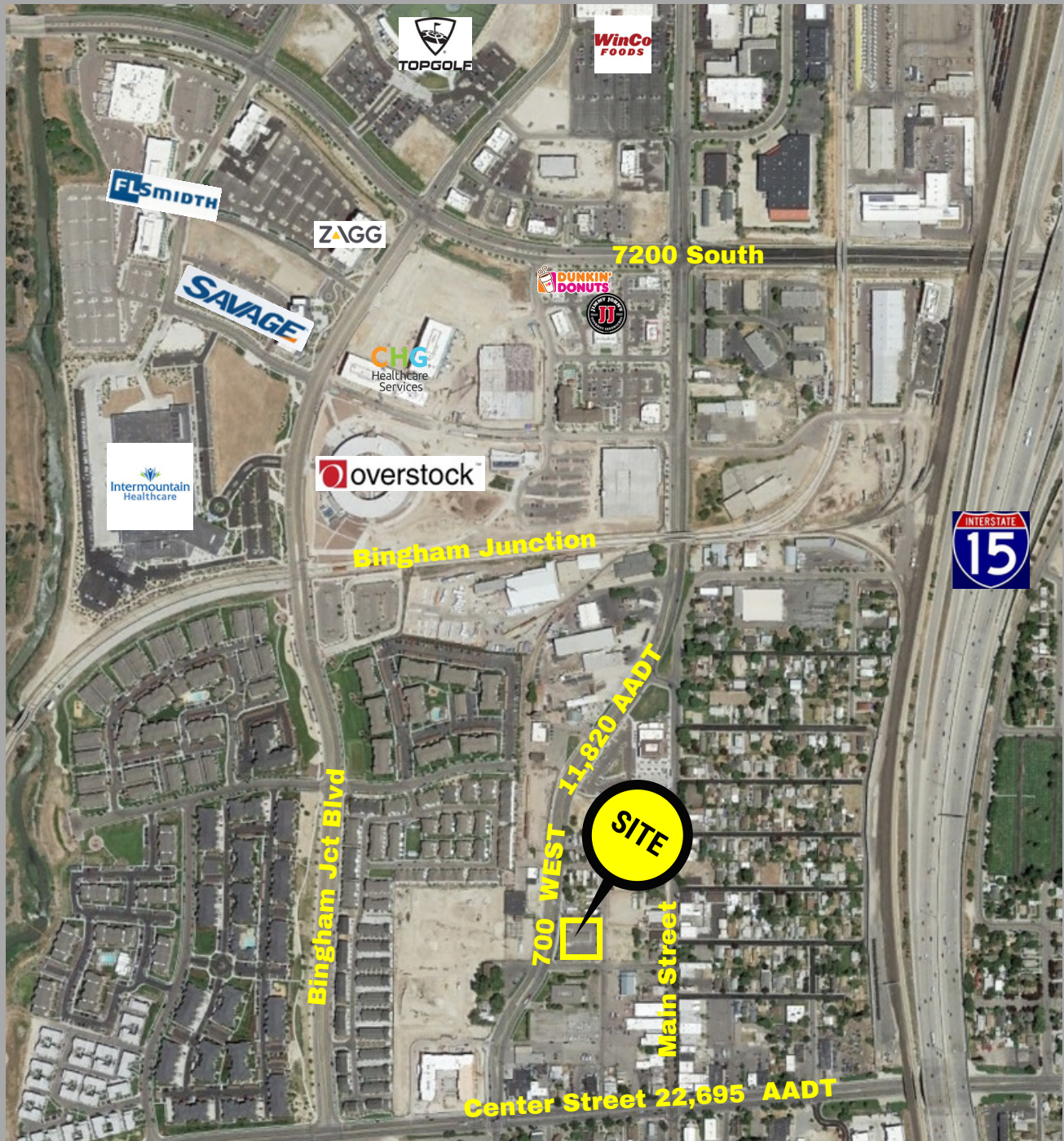
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