

FOR SALE > RETAIL/OFFICE/WAREHOUSE SPACE

# AUTO SERVICE BUILDING

3520 S STATE STREET SOUTH SALT LAKE, UTAH



Asking Price:

\$1,635,000



## Property Information

Retail automotive Shop	2,600 SF
Office	2,974 SF
Warehouse/Shop	7,508 SF
Total Building Size	13,082 SF
Metal Storage Building	1,200 SF
Retail Automotive Shop	
Drive-thru Bays:	3
Bay Access:	6 GL Doors
Gas unit heater:	1

## Warehouse/Shop

Clearance:	16'
Bay Access:	One Dock Door
No furnace	

## Additional Property Features

High State Street Exposure
Average Daily Traffic 22,000
Near I-15 at 3300 S & I-215 at 2400 S State St.
Reagan Sign Lease in place
Includes vacant older home

## Building

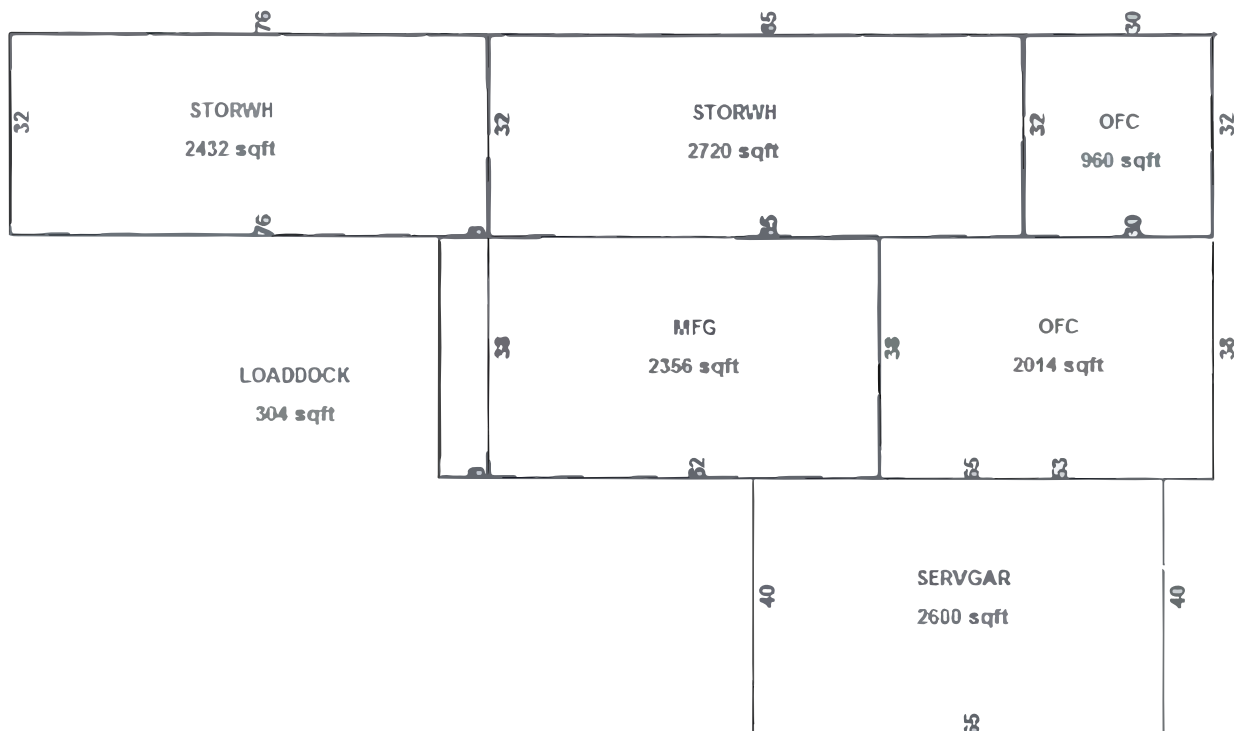
Power:	400A/240/3 Phase
Built:	1991
Sprinklers:	None
Construction:	Masonry/ Block/ Concrete
Central air/heat in office areas	6 GL Doors
Parcel size:	1.03 acre
Zoning:	CC
Frontage:	123.9'

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## Additional Comments:

The owner currently utilizes 6,970 SF of space (service garage: 2,600 SF, MFG area: 2,356 SF and the south office space: 2,014 SF). The owner would like to lease back the service garage (2,600 SF) and some office space (approximately 500 SF) for five-seven years at \$17.00 PSF/YR/NNN. The owner will completely vacate if necessary to complete a sale. The tenant (1-800-Radiator) currently leases the remaining building area (6,112 SF) plus the metal building (2,000 SF). The tenant pays \$4,978.40 a month plus one-half of the property taxes and one-half of the building utilities. The lease expires February 23, 2019.





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# AUTO SERVICE/INDUSTRIAL BUILDING

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