



**SALE:**

## LAND, INDUSTRIAL / RETAIL HWY 40 VERNAL

1010 S Hwy 40,  
Vernal, UT 84078

## FEATURES AND AMENITIES

Priced for quick sale @ \$539,000 (Currently appraised at \$565,000) Excellent location on East Hwy 40 Besides a C-store, consider other options like a restaurant or commercial offices. Includes all remaining FFE on site.

**BUILDING SIZE: 4,085.00 SF, LOT SIZE: 135,036.00 SF  
SALE PRICE (\$): 750,000**

- For Sale: 3.1 Acres
- 560' Hwy Frontage
- Excellent access on 2 hard corners
- 4,496 SF Retail/Industrial building on site with high ceilings, converted with
- "temporary" walls into a restaurant.
- Sales Price: \$750,000.00

See online listing: [colliers.com/p-USA1039586](https://colliers.com/p-USA1039586)

## BROKER DETAILS

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