

FOR
SALE

MELON VINE FOOD STORE

BUSINESS & REAL ESTATE FOR SALE



10,418 SF
BUILDING



ESTABLISHED
GROCERY STORE



TURN-KEY
OPPORTUNITY



QUALITY MEATS
& DELI



COLD STORAGE
& FREEZER



LARGE PARKING
FIELD

80 S BROADWAY
GREEN RIVER, UTAH 84525

OFFERED AT

\$2,800,000

PRICE / SF

\$268.77

INVESTMENT HIGHLIGHTS

- ✓ Profitable, well-established grocery store
- ✓ Strong historical financial performance
- ✓ Prime Main Street location with excellent visibility
- ✓ Full service offerings: produce, meat, deli, dairy & more
- ✓ Walk-in cooler, freezer, and commercial kitchen
- ✓ Includes real estate, FF&E, and inventory
- ✓ Large parking field for customer convenience
- ✓ Growth potential through expanded marketing & offerings



EXECUTIVE SUMMARY

Melon Vine Food Store is a well-established grocery store located in the heart of Green River, Utah. This turn-key operation is offered together with the real estate and includes all fixtures, equipment, and inventory (FF&E list available upon request). The store features a full service meat department, deli, commercial kitchen, walk-in cooler and freezer, and a strong community presence with steady local traffic.

This is an exceptional opportunity for an owner-operator or investor to acquire a profitable grocery business with real estate in a growing market.



PROPERTY OVERVIEW

Address:	80 S Broadway, Green River, UT 84525
Building Size:	10,418 SF
Lot Size:	0.92 Acres
Year Built:	1988
Construction:	Masonry
Zoning:	C-2 Commercial
Parking:	Ample On-Site Parking
Parcel ID:	05-132-0-0021
Sale Includes:	Business, Real Estate, FF&E, Inventory



FINANCIAL SNAPSHOT (2025)

Gross Revenue	\$2,548,746
Cost of Goods Sold	\$1,819,363
Operating Expenses	\$579,332
Net Operating Income (NOI)	\$150,051
Vendor Rebates (Add-Back)	\$99,865

ADJUSTED NOI \$249,916

* Rebates are recurring vendor incentives and are expected to continue.



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