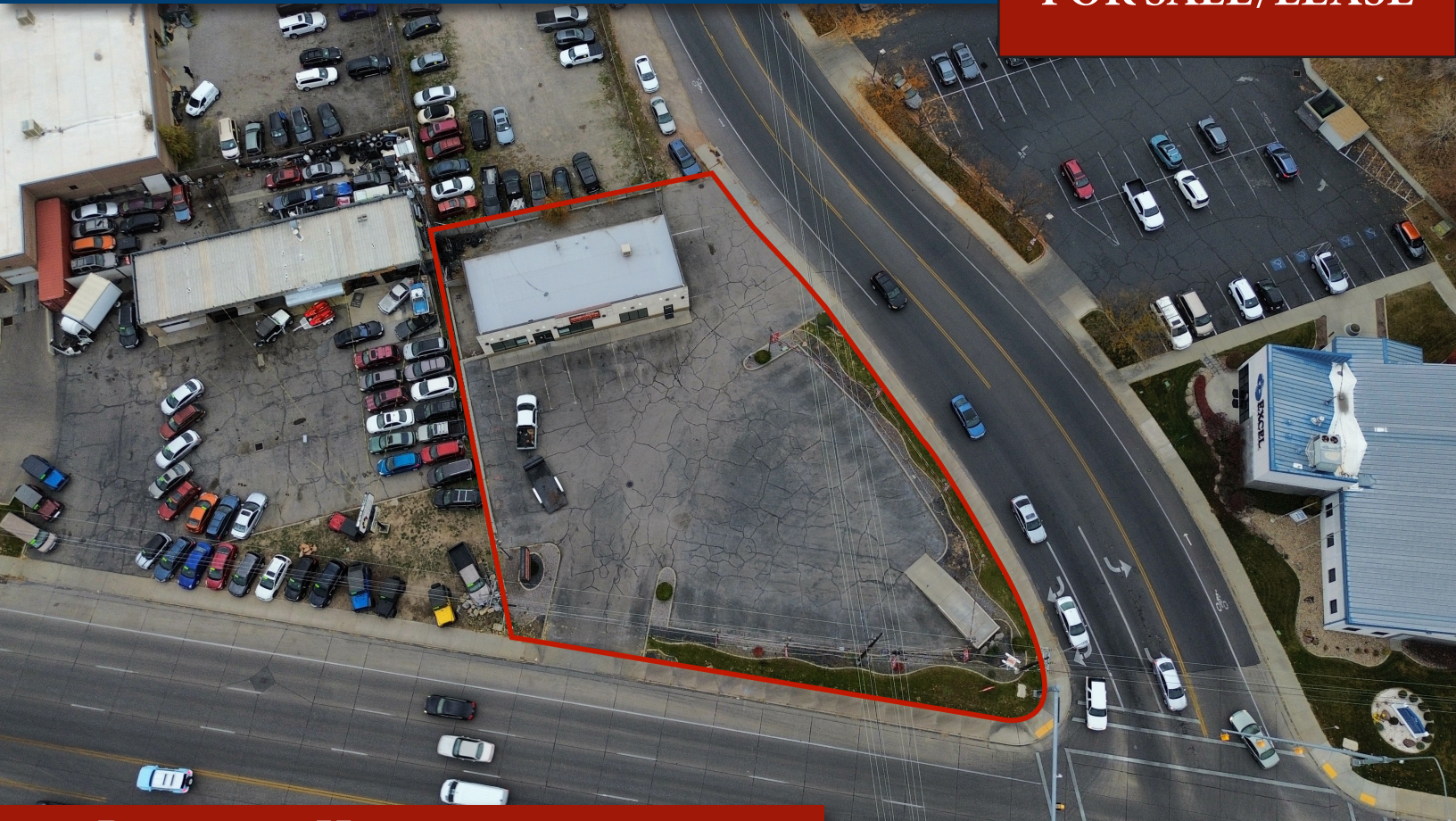


Auto Dealership on Provo State Street

1695 N State St | Provo, UT

FOR SALE/LEASE



PROPERTY HIGHLIGHTS

- 2,120 SF Building
- 0.5 Acre Property
- Traffic Counts - 56,780 AADT (UDOT 2024)
- Corner Lot at Lighted Intersection
- Vehicle Display Ramp
- All Offers Considered

**PURCHASE PRICE:
\$2,280,000**

**LEASE RATE:
\$8,400/MO + NNN**



3768 N University Ave. Suite 204
Provo, Utah 84604
www.andersoncrg.com

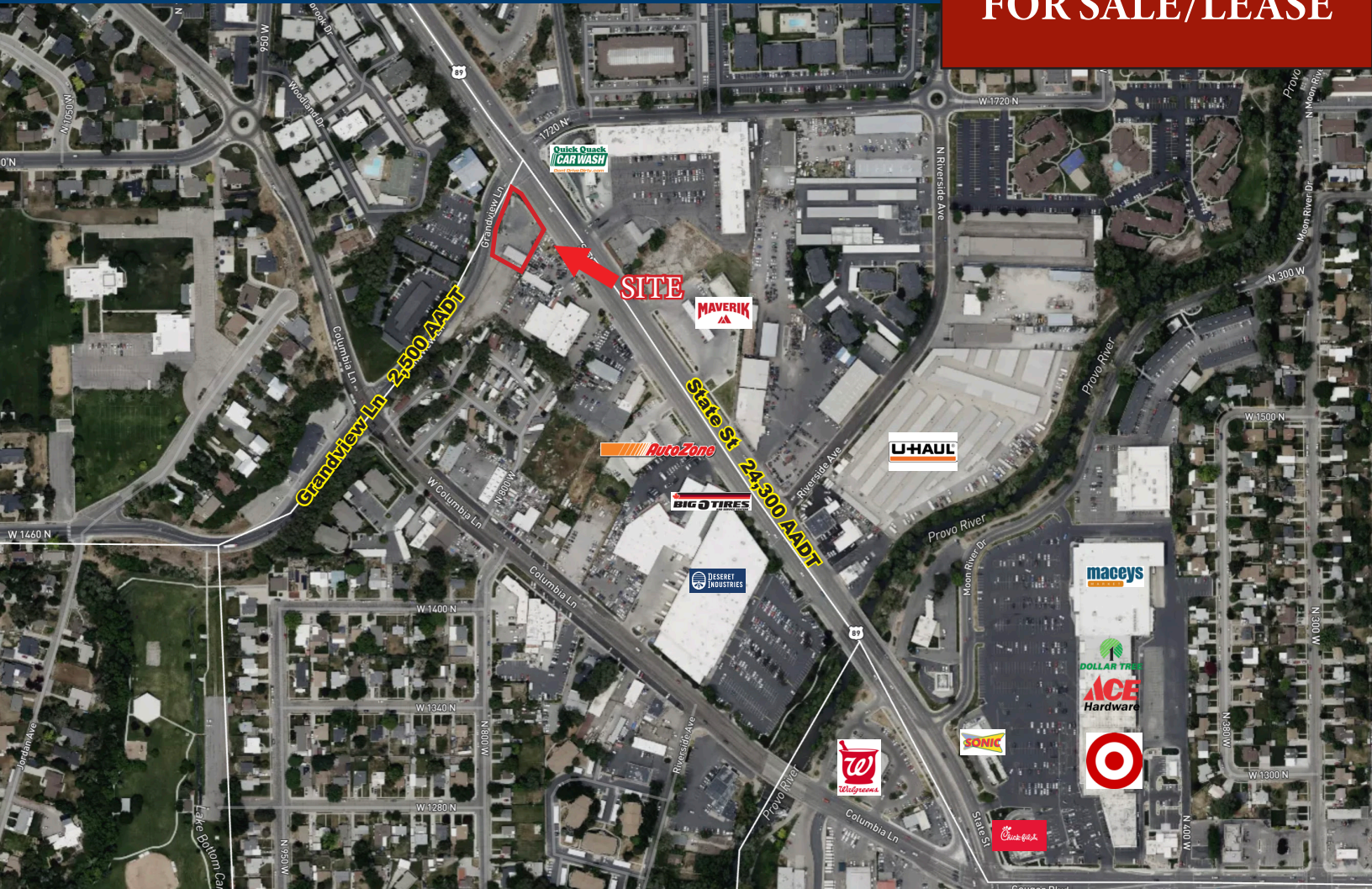
Caden Bryan
Agent
Caden@andersoncrg.com
(435) 881-7294

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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1695 N State St | Provo, UT

FOR SALE/LEASE



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population			
2023	24,341	142,083	206,470
Households			
2023	6,526	43,517	63,982
Income			
2023 Median	\$57,987	\$66,051	\$70,949

Nearby Retailers



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