



RETAIL SPACE FOR SALE

2324 SOUTH REDWOOD ROAD, WEST VALLEY CITY, UTAH 84119

REDUCED TO \$1,000,000.00!
4% COMMISSION TO PROCURING BROKER



PROPERTY INFORMATION

- ✓ 3,421 SF Retail With Drive-Thru
- ✓ 0.46 Acres
- ✓ Great Visibility On Redwood Road
- ✓ Zoned: C2
- ✓ Ample Parking: 30+ Parking Stalls
- ✓ Clean Phase 1
- ✓ Multi-Tenant Possibility
- ✓ Drive-Thru Capabilities
- ✓ 650 SF Lease Back Option
- ✓ Tenant Payment: \$2,000.00 Per Month * (650 SF)

POTENTIAL SBA FINANCING SCENARIO

- Down Payment: 10%
- Blended Rate: 6.13%
- Amortization: 25 Years
- Principal: \$900,000.00
- Tenant Payment: \$2,000.00 * (650 SF)
- **Effective Payment: \$3,870.44**
- **Effective Price Per Sq. Ft.: \$13.58 PSF NNN**

✓ 4% Commission To Procuring Broker

CONTACT US

DEREK KLOPPER

✉ derek@cresutah.com

☎ 801.897.9264

COLTER SMITH

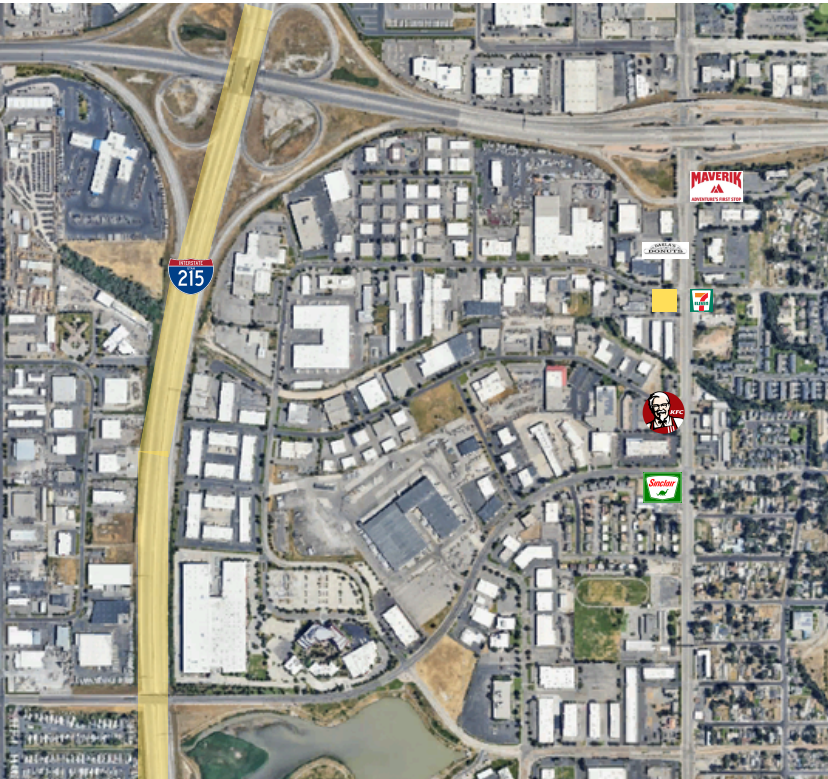
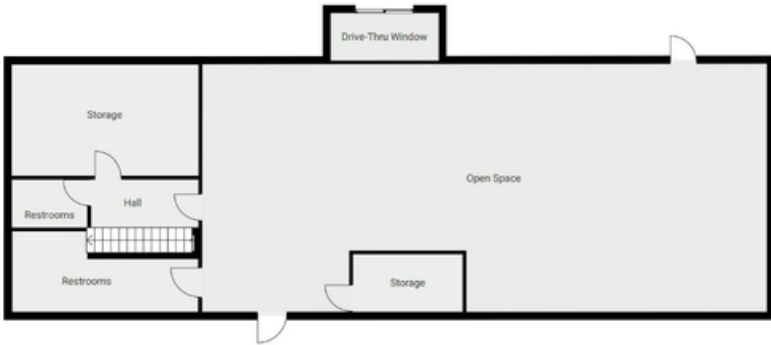
✉ colter@cresutah.com

☎ 801.755.8794 www.cresutah.com

Call Us 
801.876.6070

RETAIL SPACE FOR SALE

2324 SOUTH REDWOOD ROAD, WEST VALLEY CITY, UT 84119



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,657	94,023	345,46
Households	1,424	32,374	135,044
Avg. Household Income	\$62,770	\$68,063	\$79,178

This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CRES office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

CONTACT US

DEREK KLOPFER

✉ derek@cresutah.com ☎ 801.897.9264

COLTER SMITH

✉ colter@cresutah.com ☎ 801.755.8794 🌐 www.cresutah.com

Call Us
801.876.6070 📞