

West Valley Double Drive Thru

3090 W 3500 S | West Valley, UT

**FOR SALE
OR LEASE**



PROPERTY HIGHLIGHTS

- 338 SF Building w/ Commercial Kitchen Included
- 37,000 VPD on 3500 S
- Double Drive-Thru
- Near I-215 and Valley Fair Mall
- C-2 Zoning

SALE PRICE:

\$475,000

LEASE RATE:

\$3,995/MO NNN



ANDERSON CRG
COMMERCIAL REALTY GROUP

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

Atuoma Ezeh

Owner/Agent
atuoma@andersoncrg.com

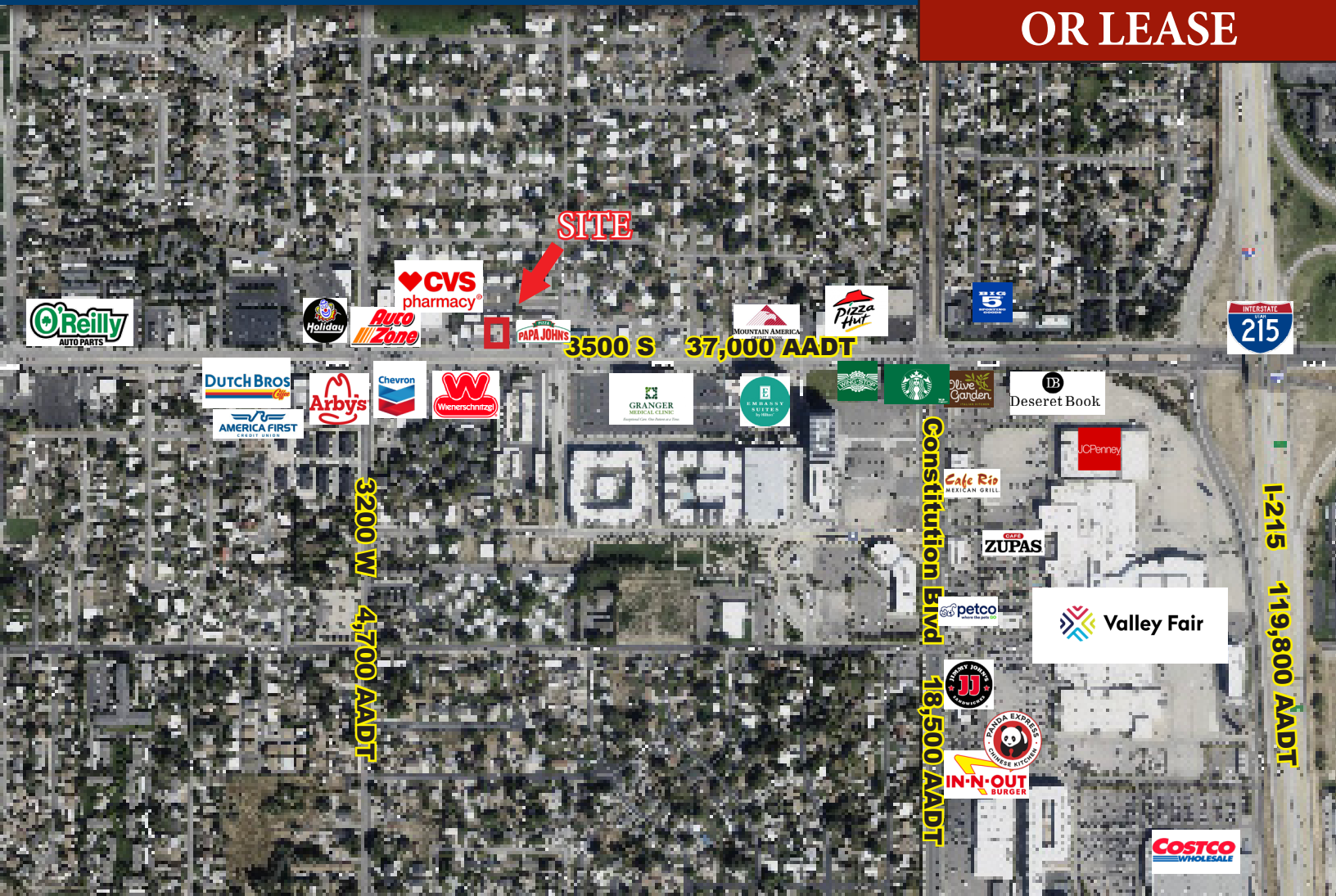
(801) 509-3686

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 or 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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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Households			
2023	7,125	40,381	104,302
Population			
2023	23,531	131,343	320,162
Income			
2023	\$71,109.14	\$74,913.63	\$80,427.90



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