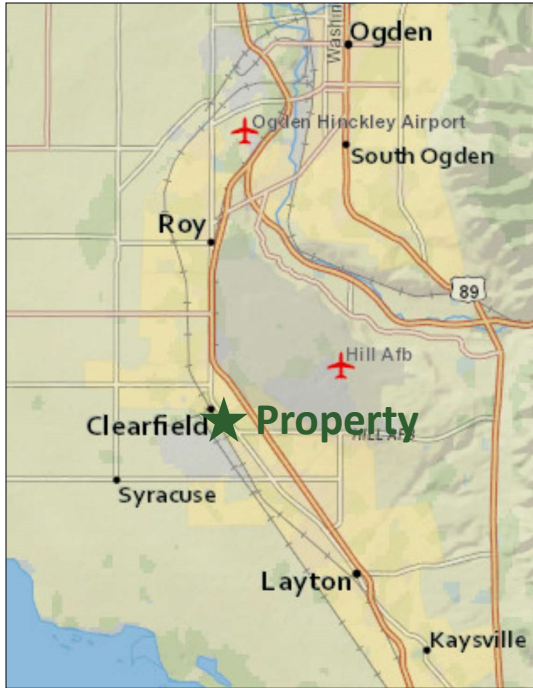


RECEIVER SALE: Clearfield Mixed-Use Property

0.89 acres (former car wash) at 230 South State Street in Clearfield, Utah



EXECUTIVE SUMMARY:

List Price: \$360,000: \$9.29/SF (land)

Dan Nelson | Mike Nelson
801-482-7564 | daniel@hciutah.com

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to price change and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. Any sale contract may be subject to court approval. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial, Inc.

- 0.89 acres of commercial land (former car wash)
- Zoned Urban Mixed Residential: Approved uses include civic, mixed-use/core commercial, multi family residential, and office. (Please contact the Clearfield City Planning Department at 801-525-2700 for additional information.)
- Previously used as a four-bay car wash (built 1980)
- Davis County Parcels 120030085 and 120030084
- 2019 property taxes: \$3,849.98
- The property is being marketed by Highland Commercial pursuant to a court-appointed receivership. Any sale may be subject to court approval. Please contact us for details.



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