

# PEAK COLLECTIVE

REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT



# 560 WEST

**800 SOUTH**  
**BOUNTIFUL, UT**

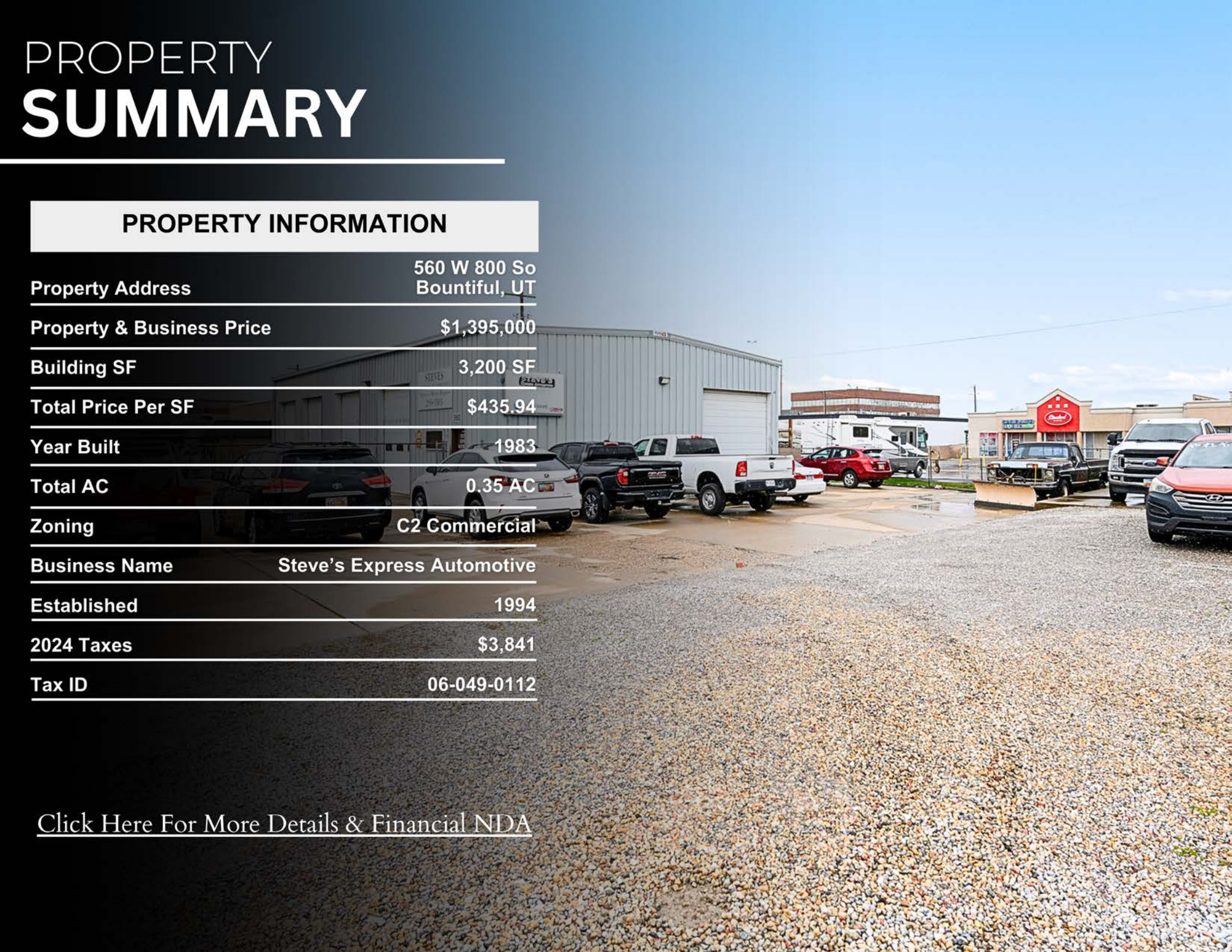
**3,200 SF GARAGE AND AUTOMOTIVE REPAIR BUSINESS ON 0.35 AC**

# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	560 W 800 So Bountiful, UT
Property & Business Price	\$1,395,000
Building SF	3,200 SF
Total Price Per SF	\$435.94
Year Built	1983
Total AC	0.35 AC
Zoning	C2 Commercial
Business Name	Steve's Express Automotive
Established	1994
2024 Taxes	\$3,841
Tax ID	06-049-0112

[Click Here For More Details & Financial NDA](#)





# SELLER FINANCING OPTIONS

## HYBRID FINANCING

**Purchase Price:** \$1,395,000

**Down Payment:** \$95,000

### **Seller Note:**

- Amount: **\$600,000**
- Terms: **6% interest-only**
- Monthly Payment: **\$3,000**
- **10-year balloon**

### **SBA Loan:**

- Amount: **\$700,000**
- Terms: **6.5% interest, 25-year amortization**
- Monthly Payment: **\$4,726.45**

**Total Monthly Payment: \$7,726.45**

## SELLER FINANCING ONLY

**Purchase Price:** \$1,395,000

**Down Payment:** \$400,000

### **Option A – Interest-Only:**

- Amount: **\$995,000**
- Terms: **6% interest-only**
- **10-year balloon**
- Monthly Payment: **\$4,975**

### **Option B – Amortized:**

- Amount: **\$995,000**
- Terms: **6% interest, 30-year amortization**
- **10-year balloon**
- Monthly Payment: **\$5,968.90**

# PROPERTY OVERVIEW

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This is a rare opportunity to own both the real estate and the well-established business of Steve's Express Automotive, a trusted name in auto repair for over 30 years.

Located in the heart of Bountiful, Utah, this 3,200 SF building is fully equipped and operational, featuring multiple service bays, an office, and a waiting area.

The business specializes in a wide range of automotive repairs, from diagnostics and tune-ups to emissions testing, alignments, and engine work. With decades of goodwill, a steady stream of repeat clients, and experienced staff in place, this is a true turnkey operation.

This business offers a great value add opportunity, with opportunities to increase revenue by adding additional mechanics, expanding online presence, streamlining booking efficiency and partnering with local fleet services.

Whether you're looking to expand your automotive portfolio or step into a profitable, community-rooted business, this offering provides both a solid investment in real estate and a long-standing, revenue-generating business.



**THIS IS A QUIET SALE.  
PLEASE DO NOT CONTACT EMPLOYEES.  
REACH OUT TO AGENT TO SCHEDULE  
A PRIVATE SHOWING.**

# BUSINESS SUMMARY

Established in 1994, Steve's Express Automotive has been a cornerstone of the Bountiful community for over three decades. As a family-owned and operated business, they pride themselves on delivering honest, friendly, and professional automotive services. Their team of experts boasts 30 years of combined experience, ensuring that your vehicle receives top-notch care.

Understanding the importance of timely service, they offer emergency repairs and strive for same-day service whenever possible. To assist customers in making informed decisions about their vehicles, they provide free estimates following diagnostic testing.

At Steve's Express Automotive, every customer is treated like family. Whether you're in need of routine maintenance or more extensive repairs, their dedicated team ensures your vehicle remains safe and reliable on the road.

**STEVES**  
**EXPRESS AUTOMOTIVE**  
Major to Minor Repairs

**560**



**STEVE'S  
EXPRESS  
AUTOMOTIVE**  
MONDAY - FRIDAY  
8:00 AM TO 5:00 PM

**4.8 Stars**



**48 Google Reviews**

# 560 WEST 800 SOUTH



INTERSTATE 15 - 161,000 ADT



# 560 WEST

**800 SOUTH**



**3,200 SF**

**0.35 AC**

# INCLUDED ITEMS

The following items are included with the business purchase.

- 2 Lifts
- 1 Alignment Rack
- Alignment Machine
- Motorvac Fuel Injection Cleaner
- Coolant Flush Machine
- R12 Machine (AC Freon)
- 134 Machine (AC Freon)
- 1234YA Machine (AC Freon)
- Power Washer
- 3 Battery Chargers
- Battery Tester
- 2 Floor Jacks
- 2 Transmission Jacks
- Engine Lift
- Motorcycle Lift
- Library of Repair Manuals
- Wiper Blades
- Fuses
- Miscellaneous Parts
- Nuts, Bolts, Washers
- Cleaning Supplies
- Snap on Scanner
- Heat Gun
- 2 Ladders
- 2 Vices
- Grinder
- Headlight Aligner
- Oil Burner (heater)
- 2 Oil Tanks (500 and 250 gallons)
- 8x 55 Gallon Drums
- Furnishings
- Refrigerator
- Water Cooler
- Oil Drainer
- Strut Coil Machine
- OCT Press
- Brake Lathe
- Recycle Barrels Coolant
- Oil and oil Filter Inventory
- Rand 4000 5HP Air Compressor
- Portacooler
- Engine Hoist
- Solvent Tank
- Solvent Tank
- Tire Balancer
- Cabinetry
- Mitchell program (auto shop management software)

Estimated Value  
**\$200,000**

## EXCLUDED ITEMS

- Mechanic Personal Tool Sets and Boxes
- Emissions Machine
- Parts Washer
- Sand Blaster
- Owner Tools & Tool Boxes (Negotiable)



# MARKET ANALYSIS

Bountiful offers a strategic location just minutes from downtown Salt Lake City and the airport, making it ideal for businesses seeking accessibility and visibility. The city blends big-city convenience with small-town charm, drawing both local and regional customers.

The commercial real estate market is diverse and active, with a wide range of office, retail, and industrial spaces available to suit different business needs. Bountiful is part of Davis County, which boasts one of the lowest unemployment rates in Utah and strong job and population growth—signs of a healthy local economy and workforce.

The city supports business growth through streamlined licensing, development resources, and close partnerships with local organizations. Community sentiment toward economic development is positive, with residents supporting thoughtful, sustainable growth.

With its strong fundamentals and pro-business environment, Bountiful is well-positioned as a hub for commercial investment and expansion.



# MARKET DEMOGRAPHICS

Bountiful, Utah, is a picturesque city located just north of Salt Lake City, offering residents a harmonious blend of suburban tranquility and urban accessibility. Known for its "small town feel," Bountiful provides a welcoming environment that appeals to families and individuals alike.

Bountiful's strategic location offers convenient access to Salt Lake City's employment and entertainment options, making it an attractive place for those seeking a balance between suburban living and urban convenience. The community's commitment to maintaining a high quality of life is evident in its well-maintained public spaces and the array of activities available to residents.

<b>SUMMARY</b>	<b>2 Mile Radius</b>	<b>5 Mile Radius</b>	<b>10 Mile Radius</b>
Population	48,681	102,297	298,131
2029 Population Projection	51,158	107,650	308,427
Total Households	16,426	33,674	113,079
Avg Household Income	\$106,859	\$118,391	\$101,073
Median Age	35.2	35	34.2
Total Consumer Spending	\$635.8M	\$1.4B	\$3.9B



Clutches • CV Axle

A/C • Fuel Injection

Tune-ups • Brakes

Inspection & Emissions

**STEVES**  
EXPRESS AUTOMOTIVE  
Major to Minor Repairs

560

OPEN

STEVE'S  
EXPRESS  
AUTOMOTIVE  
MONDAY - FRIDAY  
9 AM TO 5:00 PM



VIRTUAL TOUR  
CLICK HERE



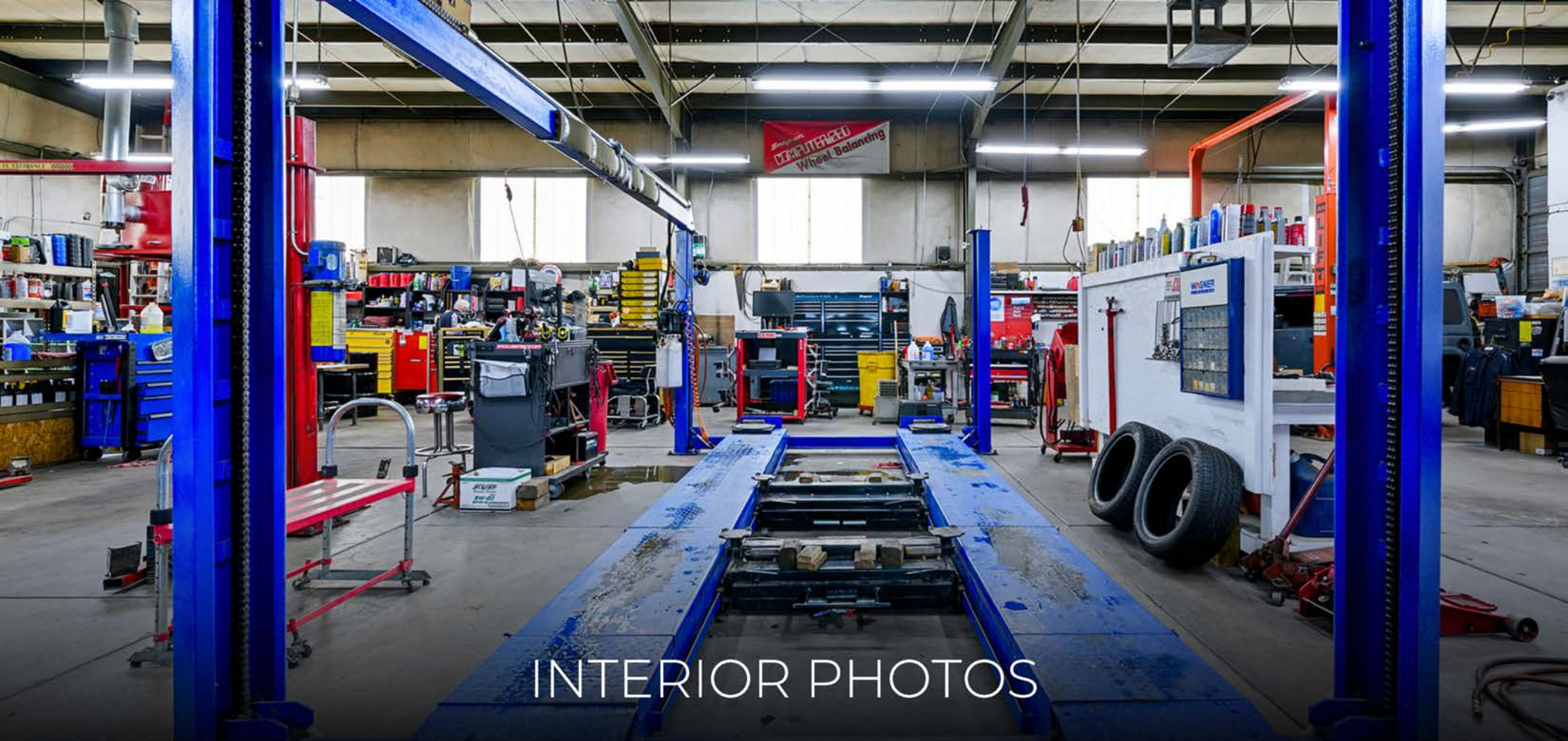
# EXTERIOR PHOTOS





EXTERIOR PHOTOS





INTERIOR PHOTOS





# INTERIOR PHOTOS





# INTERIOR PHOTOS







# BOUNTIFUL, UT

Bountiful Utah is a scenic, family-friendly city located just north of Salt Lake City in Davis County. Known for its beautiful mountain views and close-knit community, Bountiful offers a peaceful suburban atmosphere with easy access to urban amenities.

Today, Bountiful is home to around 44,000 residents and is appreciated for its strong sense of community, excellent schools, and access to outdoor recreation. The city is nestled along the base of the Wasatch Mountains, providing residents with abundant opportunities for hiking, biking, and skiing just minutes from their doorstep.

Bountiful serves as a bedroom community for Salt Lake City, making it a popular choice for commuters who want a quieter, more relaxed place to live without sacrificing proximity to jobs, entertainment, and cultural activities. With a blend of historic charm and modern conveniences, Bountiful continues to be a desirable place to live, work, and raise a family.



# CONFIDENTIALITY & DISCLOSURE

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Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 560 W 800 So Bountiful, UT. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



**KW SOUTH VALLEY**  
KELLERWILLIAMS REAL ESTATE

**KW COMMERCIAL**

# Paul Hollingshead

Commercial Real Estate Broker

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REAL ESTATE  
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