

**ALL FIELDS DETAIL**



**MLS #** 8166  
**Status** ACTIVE  
**Type** Commercial  
**Address** 115 W Main St  
**City** Green River  
**State** UT  
**Zip** 84525  
**Area** Green River  
**Class** COMMERCIAL/INDUSTRIAL  
**Asking Price** \$499,000  
**Sale/Rent** For Sale  
**IDX Include** Yes

**GENERAL**

<b>Number of Acres</b>	0.47	<b>Agent</b>	Pamela K Washnock - (435) 260-9898
<b>Listing Office 1</b>	REMAX CANYONLANDS - Main (435) 259-7870	<b>Comp BA</b>	4.00
<b>Listing Date</b>	9/6/2007	<b>Expiration Date</b>	9/6/2008
<b>Owner Name</b>	Zamudio	<b>Township</b>	21S
<b>Range</b>	16E	<b>Section</b>	9
<b>Directions</b>	Green River Exit to Main Street. Located on South side one block West of Center	<b>Zoning</b>	Commercial
<b>Voltage</b>	115/220	<b>Ceiling Height</b>	8ft
<b>Business Name</b>	Ben's Cafe	<b>Year Built</b>	1968
<b>Lot Size</b>	.47 Ac	<b>Acreage</b>	.47 Ac
<b>Update Date</b>	9/7/2007	<b>Status Date</b>	9/6/2007
<b>HotSheet Date</b>	9/6/2007	<b>Price Date</b>	9/6/2007
<b>Input Date</b>	9/6/2007	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$499,000	<b>Days On Market</b>	1

**FEATURES**

<b>POSSESSION</b> Call Listing Office	<b>INCLUDED</b> Building Land	<b>EXTRAS</b> Forced Air Heat Swamp Cooling Water Heater Handicap Access High Visibility Kitchen Area Paved Refrig Spaces Restrooms Security System Retail Frontage	<b>WATER RIGHTS / SOURCE</b> None
<b>OCCUPANCY</b> Owner	Business		<b>LAND</b> Comm Land & Building
<b>APPOINTMENT</b> Call List Office	<b>CONSTRUCTION</b> Frame Wood Cinder Block Metal		<b>SIDING</b> Brick Metal Stucco
<b>TERMS OF SALE</b> Conventional Cash	<b>BUILDING TYPE</b> Commercial		<b>FOUNDATION</b> Concrete Foundation
<b>LISTING TYPE</b> Exclusive Right	<b>ROOF</b> Metal	<b>UTILITIES</b> Sewer Municipal Water 115v Elec 220v Elec	<b>VIEWS</b> Territorial
<b>ASSESSMENTS</b> None			
<b>LOAN TYPE</b> Conventional			

**FINANCIAL**

<b>Taxes \$</b>	0.00	<b>Tax Year</b>	0
<b>Parcel Number/Tax ID #</b>	1-151G-89		

**REMARKS**

Cute & Busy Cafe. 10 Year Old Business in Downtown Green River, Open year round 7 days a week. Seats 90 people. Caters to both locals and tourists. Great Location!! Business, Building, & Land for Sale

ADDITIONAL PICTURES

