

# 125 W 800 S – Salt Lake City, Utah

## 2-Unit Duplex Investment



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**Price:** \$1,050,000  
**Price Per Unit:** \$525,000  
**Price Per SF:** \$233.75  
**Monthly Gross Rent:** \$5,580  
**Annual Gross Rent:** \$66,960  
**Annual Expenses & Vacancy:** \$16,214  
**Annual NOI:** \$50,746  
**Cap Rate:** 4.83%  
**Year Built:** 1910  
**Square Footage:** 4,492 SF  
**Number of Units:** 2 (Duplex)

### Property Highlights:

- 2 Units (Duplex)
- Downtown Location
- Mixed-Use Zoning
- Tenants Pay Gas/Electric/Internet
- Owner Pays Water/Sewer/Garbage
- Turnkey Asset with Strong Rental History

## **Contact Information:**

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