



CENTENNIAL PLAZA

7676-7680 S State St, Midvale, UT 84047

PROPERTY DESCRIPTION:

This investment opportunity features four commercial buildings situated on two parcels, totaling 1.29 acres. Two of the buildings are flex-style structures encompassing 40 individual units, which offer the flexibility to be combined to accommodate current or future tenant expansion needs--an attractive feature for growing businesses. The remaining two buildings include a single-family residence and a fully renovated retail space, now equipped for a restaurant use including a brand new hood, grease trap, restrooms, flooring, lighting, etc. The restaurant building includes a newly executed 5-year lease.

The asset provides immediate in-place cash flow with a current cap rate of approximately 6.3%, with strong upside potential through rent escalations or repositioning strategies.

SALE PRICE:

\$6,350,000

PROPERTY DETAILS:

Total Size: 21,075 SF
Restaurant: 3,430 SF
Residential: 2,936 SF
Warehouse E: 10,808 SF
Warehouse W: 3,900 SF

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