

SINGLE-TENANT INVESTMENT FOR SALE



DANA ORTHODONTICS

4575 South 5600 West | West Valley City, Utah 84120

OFFERING MEMORANDUM

- NOI: \$108,000
- Price: \$1,662,000
- CAP Rate: 6.5%

SITE

5600 WEST 29,000 ADT

TY MILLER
801.930.6792
tmiller@legendcommercial.com

TANNER OLSON
801.930.6752
tolson@legendcommercial.com



www.legendcommercial.com | 801.930.6750
2180 S 1300 E, Suite 240 | Salt Lake City, UT



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INVESTMENT SUMMARY & HIGHLIGHTS

CAP Rate	6.5%
NOI	\$108,000
Purchase Price	\$1,662,000

TENANT	MONTHLY	ANNUAL	LED	RENT INCREASES	OPTIONS
Dana Orthodontics	\$9,000	\$108,000	2036	2% Annually	Two 5-Year
TOTAL	\$9,000	\$108,000			

LOCATION HIGHLIGHTS

- High Traffic Road
- Great Visibility and Access from 5600 West
- Easy Access to/from Mountain View Hwy

INVESTMENT HIGHLIGHTS

- Brand New NNN Lease
- 10 Year Initial Term
- Long Operating History
- Sale-Leaseback







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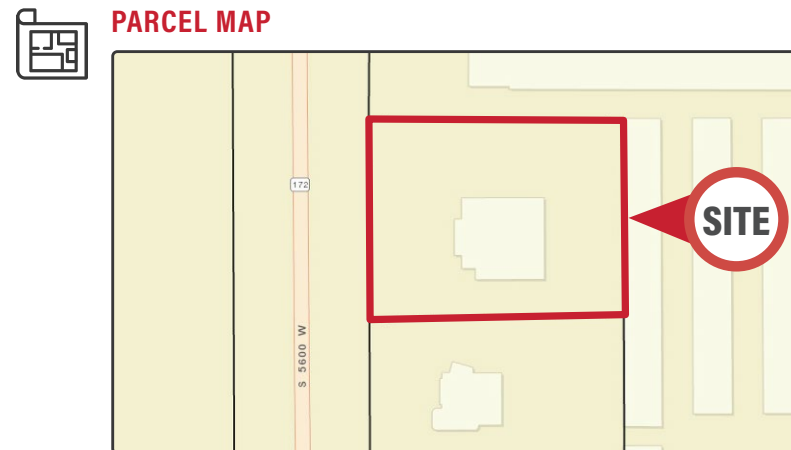
PROPERTY DESCRIPTION

 <p>LOCATION</p> <p>4575 South 5600 West West Valley City, UT 84120</p>	 <p>PROPERTY TYPE</p> <p>NNN Lease</p>	 <p>YEAR BUILT</p> <p>1999</p>
 <p>LOT & BUILDING SIZE</p> <p>Lot - 0.71 Acres Building - 3,520 SF</p>	 <p>ZONING</p> <p>M (Manufacturing)</p>	 <p>PROPERTY ASSESSMENT ID</p> <p>2001351010</p>



VEHICLE TRAFFIC COUNT

STREET NAME	VEHICLES PER DAY
5600 West	29,000 VPD
TOTAL	29,000 VPD



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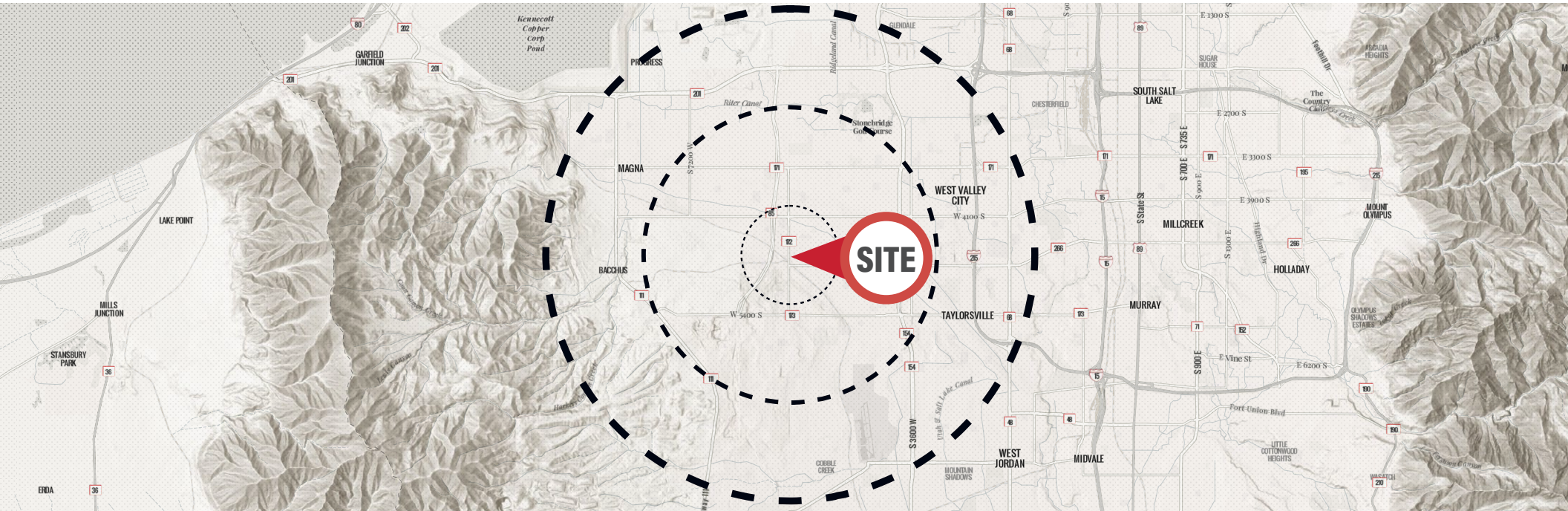
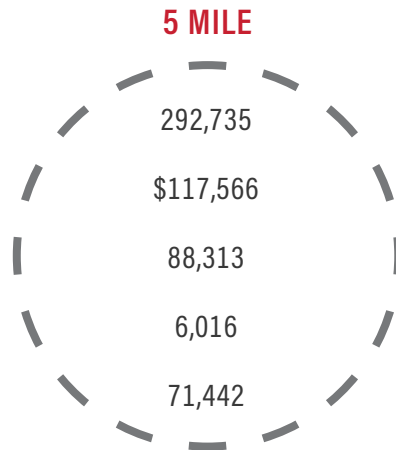
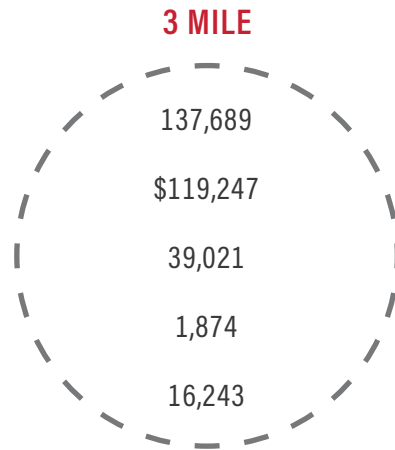
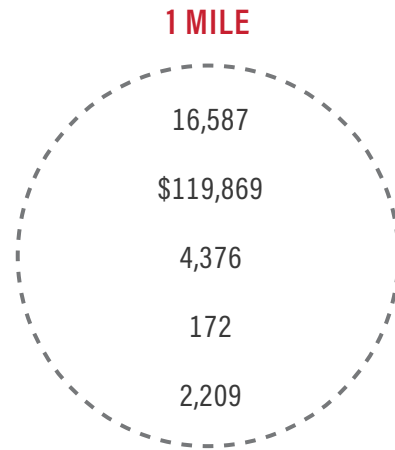
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DEMOGRAPHICS

-  POPULATION
-  AVG. HOUSEHOLD INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION



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