

411 W 7200 S

411 W 7200 S Midvale, UT 84047

100% Occupied Office
With Future Development Potential



Investment Realty
ADVISORS

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For Sale | \$3,600,000

PROPERTY SUMMARY



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PROPERTY DESCRIPTION

411 W 7200 S is a well-located office investment opportunity positioned just off the 7200 South I-15 exit in Midvale, Utah. The property benefits from excellent freeway visibility, strong access, and consistent demand for affordable professional office space in the central Salt Lake Valley.

The building is comprised of clean, quiet, professional office suites suited for corporate, medical, and service-oriented tenants. The asset has been operated as a full-service office building, offering predictable expenses and stable cash flow.

At the offering price of \$3.6M, the property delivers \$194,318 in NOI, making it an attractive option for investors seeking steady income with upside through leasing, rent growth, or operational efficiencies.

PROPERTY HIGHLIGHTS

- Prime Midvale location with immediate access to I-15 & Strong visibility from 7200 South
- Ample on-site parking
- Diverse tenant mix suitable for long-term stability
- Development potential

OFFERING SUMMARY

Sale Price:	\$3,600,000
Number of Units:	9
Lot Size:	0.63 Acres
Building Size:	19,500 SF
NOI:	\$194,318
Year Built	1979
Zoning	TODO
Cap Rate:	5.4%

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	4,643	40,547	118,764
Total Population	11,963	109,854	329,943
Average HH Income	\$51,075	\$61,516	\$67,784

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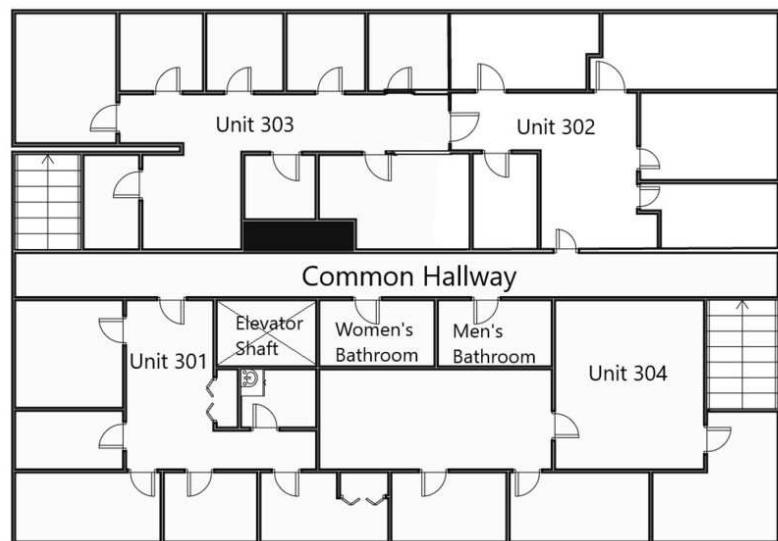
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ADDITIONAL PHOTOS



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LOT & DEVELOPMENT POTENTIAL

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Midvale sits at the geographic and economic center of the Salt Lake Valley, providing direct access to Salt Lake City, Sandy, Murray, and West Jordan. Office assets in this corridor continue to benefit from strong demand driven by affordability relative to downtown and suburban submarkets. This building location is just 0.3 Miles West of Midvale Fort Union TRAX line.

ZONING & DEVELOPMENT UPSIDE

The property is zoned TOD (Transit Oriented Development) under Midvale City, one of the City's most permissive and development-oriented zoning designations. TOD zoning allows for office, retail, mixed-use, and higher-density residential development and is specifically intended to support urban infill and TRAX transit-adjacent density. This designation materially enhances the long-term value of the site and differentiates it from traditional office or commercial parcels with more restrictive use limitations.

On a conceptual basis, the site supports approximately 53 residential units, with the potential for a mixed-use component. At conservative stabilized values, this density supports a land valuation that meets or exceeds the current \$3.6 million asking price, while preserving meaningful upside for a future developer. This embedded redevelopment potential, combined with existing in-place income, positions the asset as both a compelling cash-flowing investment and a strategic development opportunity.

From a developer standpoint, TOD zoning supports increased residential density, reduced parking requirements, and more efficient land utilization, all of which directly improve project economics. These zoning attributes lower entitlement and construction risk, expand feasible development scenarios, and allow capital to be deployed more efficiently. Importantly, TOD zoning is closely aligned with Midvale City's long-term planning framework, providing confidence that higher-density redevelopment will be met with policy support rather than resistance.

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FINANCIALS

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Address: 411 W 7200 S

DIRECT CAPITALIZATION ANALYSIS							
Unit	Square Feet	Lease Start	Lease End	Current Rent	Current Annual	Proforma Rent	Annual
100	1,800	5/1/17	4/30/25	\$3,448	\$41,375	\$3,620	\$43,444
101	2,919	5/1/17	4/30/25		\$0	\$0	\$0
102	800	2/19/21	2/29/24	\$795	\$9,544	\$835	\$10,021
103	1,350	11/1/21	10/31/25	\$1,583	\$19,000	\$1,663	\$19,950
104	1,800			\$2,025	\$24,300	\$2,126	\$25,515
201	4,729	12/15/21	3/31/25	\$6,689	\$80,268	\$7,023	\$84,281
202	1,271	1/14/22	1/31/26	\$1,852	\$22,226	\$1,945	\$23,337
301	1,412	6/1/23	7/31/25	\$3,523	\$42,272	\$3,699	\$44,386
302	1,365	12/1/25	5/31/26	\$1,000	\$12,000	\$1,050	\$12,600
303	2,115	5/1/22	2/28/25	\$4,496	\$53,953	\$4,721	\$56,651
304	1,745	6/1/23	7/31/25		\$0	\$0	\$0
Potential Gross Income:	21,306			\$25,412	\$304,939	\$26,682	\$320,186
Vacancy & Collection Loss:				5.00%	(\$15,247)		(\$16,009)
Other Income					\$0		\$0
Effective Gross Income (EGI):					\$289,692		\$304,176
Expense							
Real Estate Taxes						\$17,211	
Insurance						\$8,599	
Utilities (W/S/T/G/E/Int)						\$32,418	
Cleaning						\$5,562	
Repairs/Maintenance						\$10,728	
Management Fees						\$14,097	
Lawn and snow						\$3,925	
General - Admin (Security System)						\$2,834	
Total Expenses:						\$95,374	\$91,253
Net Operating Income (NOI):					Expense Ratio (Expenses/EGI):	32.92%	30.00%
Capitalization Rate:						\$194,318	\$212,923
Stabilized Value Indication						5.40%	5.91%
Total Value						\$3,600,000	\$3,600,000
						\$3,600,000	\$3,600,000
Down Payment %		40.00%					
Down Payment \$	\$ 1,440,000.00						
Debt	\$ 2,160,000.00						
Rate	6.00%						
Amortization	30						
Monthly Payment	\$ (12,885.86)						
Annual Payment	\$ (154,630.34)						
Annual Cash Flow	\$ 194,317.50						
Net Cash Flow	\$ 39,687.16						
Cash on Cash Return	2.76%						
Annual Principal Reduction	\$ (26,525.05)						
Net Cash Flow with Principal	\$ 66,212.21						
Cash on Cash Return with Principal	4.60%						
DSCR	1.36						

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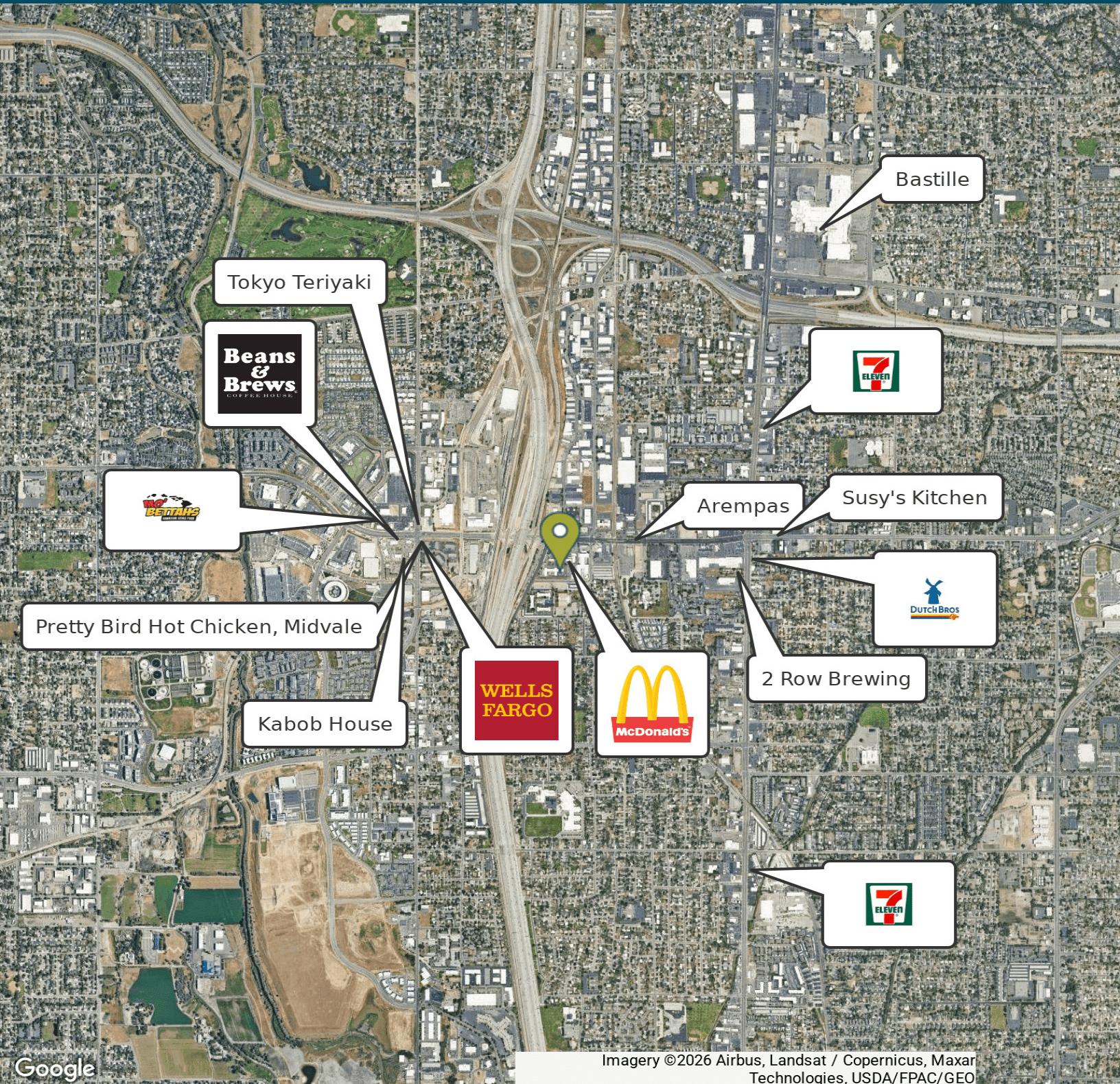
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LOCATION MAP



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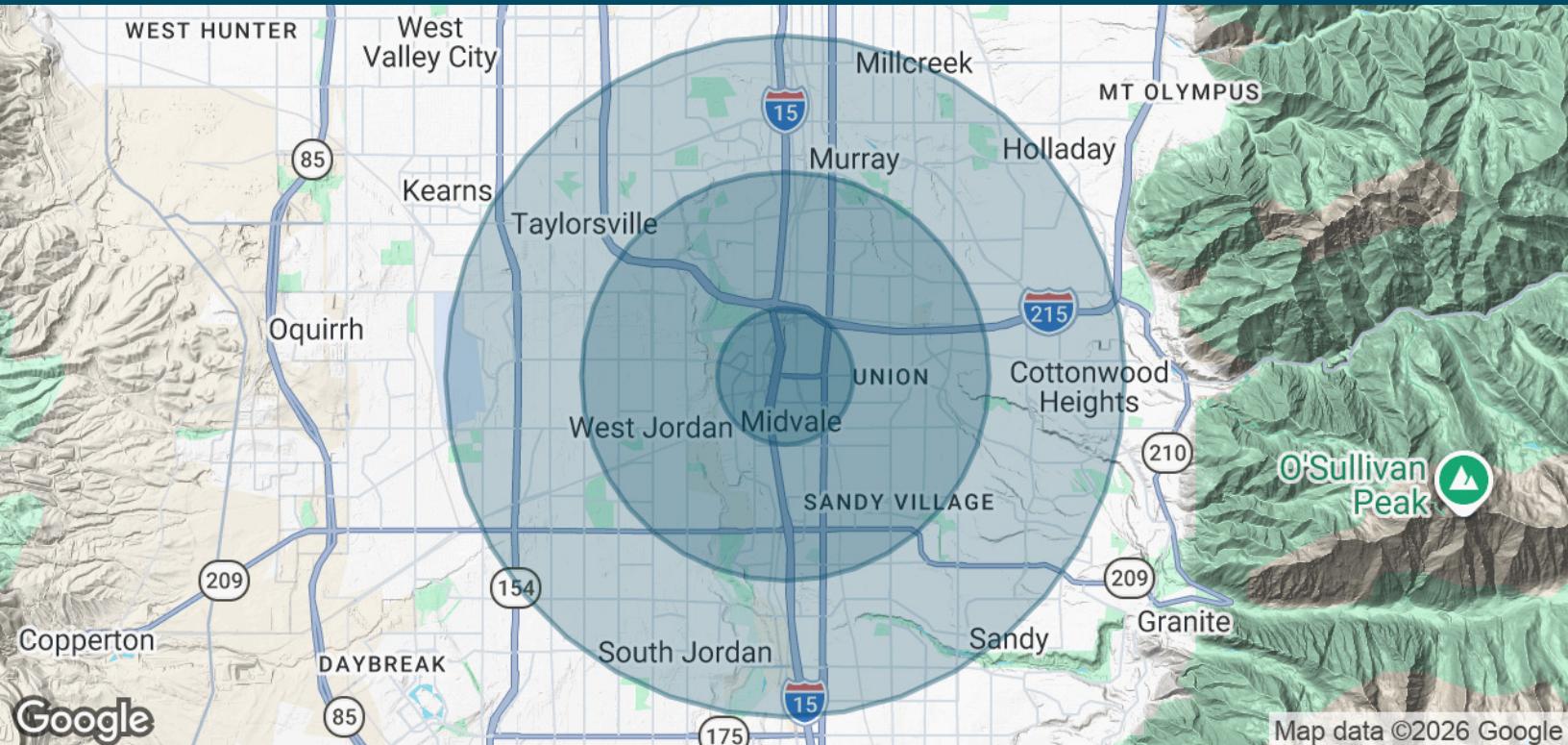
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DEMOCRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,963	109,854	329,943
Average Age	29.7	31.3	32.6
Average Age (Male)	30.0	30.6	31.4
Average Age (Female)	29.3	32.0	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,643	40,547	118,764
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$51,075	\$61,516	\$67,784
Average House Value	\$177,726	\$230,068	\$251,916

2020 American Community Survey (ACS)

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