

# Provo Triplex

475 S 800 W | Provo, UT

**FOR SALE**



## PROPERTY HIGHLIGHTS

- Unit A - Rented at \$1,800/MO
- Unit B - Rented at \$1,690/MO
- Unit C - Office/Short Term Rental - \$2,445/MO Projected NOI
- Zoned for Commercial Office Associated with Home
- Rented as Short Term Property (90% Historical Occupancy)
- New Construction Home, Built 2024
- Renovated Garage with Short Term Rental in Place

**PURCHASE PRICE:**  
**\$1,190,000**

**(5.09% CAP RATE WITH  
IN PLACE MANAGEMENT)**



3768 N University Ave. Suite 204  
Provo, Utah 84604  
[www.andersoncrg.com](http://www.andersoncrg.com)

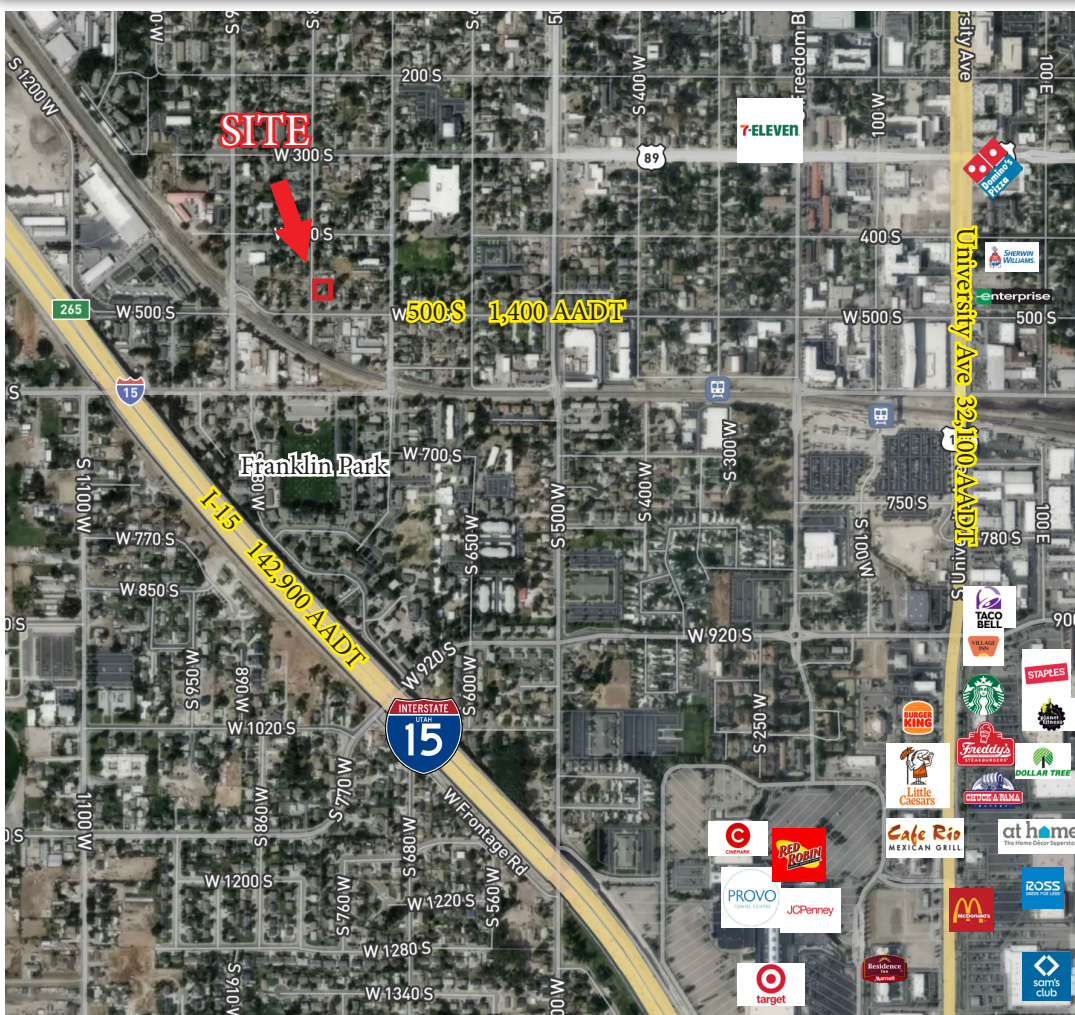
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The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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## DEMOGRAPHICS

|            | 1 MILE      | 3 MILE      | 5 MILE      |
|------------|-------------|-------------|-------------|
| Households |             |             |             |
| 2024       | 5,528       | 30,371      | 49,182      |
| Population |             |             |             |
| 2024       | 16,482      | 103,079     | 159,841     |
| Income     |             |             |             |
| 2024       | \$59,864.56 | \$60,572.57 | \$69,102.00 |

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COMMERCIAL REALTY GROUP

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