



MULTI-TENANT RETAIL INVESTMENT

2631 North Hill Field Road, Layton, UT 84041

PROPERTY DESCRIPTION:

- Excellent Multi-Tenant Retail Investment Property with Drive-Thru
- High Traffic Location on Hill Field Road
- 3-Tenant Property in 2-Buildings
- Value Add Opportunity
- Abundant Parking
- 26,000 ADT
- 6.42% CAP Rate
- \$76,997 NOI

SALE PRICE:

\$1,200,000

PROPERTY DETAILS:

4,441 SF
0.48 Acres

MICHAEL FERRO

801.554.3002

ferro@iproperties.com

51 East 400 South Suite 210

Salt Lake City, UT 84111

801.355.0600 | iproperties.com

2026 RENT ROLL

TENANT	SF	BASE RENT	RENT/SF	EXP. DATE
Seoul Restaurant	1,592	\$25,809	\$16.21	9/1/2030
FIIZ Drinks	1,941	\$36,488	\$18.80	5/1/2029
Fresh Styles Barber	908	\$14,700	\$16.19	1/8/2027
4,441		\$76,997	\$17.34	



MICHAEL FERRO

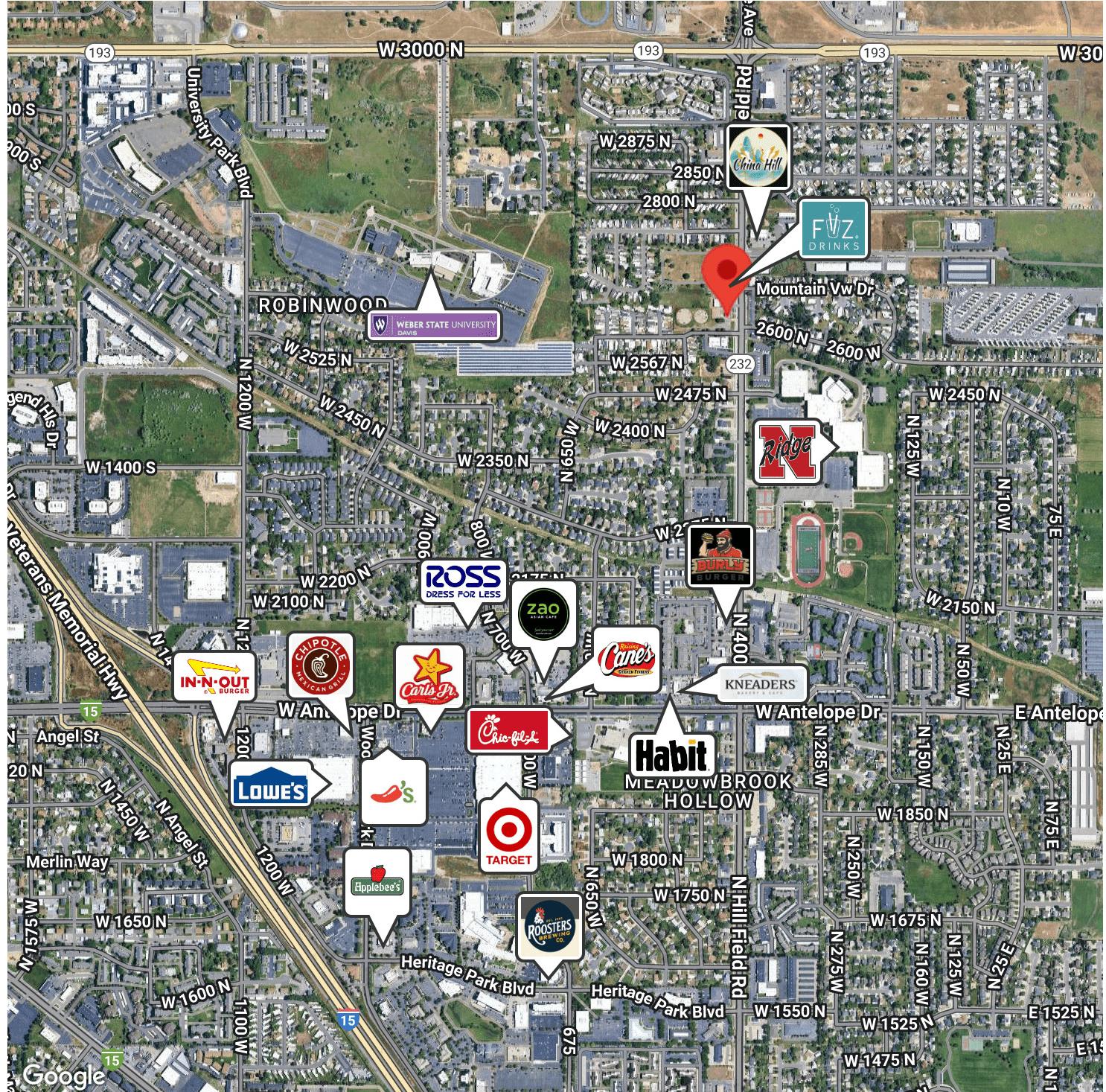
801.554.3002

ferro@iproperties.com

51 East 400 South Suite 210

Salt Lake City, UT 84111

801.355.0600 | iproperties.com



MICHAEL FERRO

801.554.3002

ferro@iproperties.com

51 East 400 South Suite 210

Salt Lake City, UT 84111

801.355.0600 | iproperties.com