



## 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**

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## 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
	<b>4,441</b>	<b>\$76,997</b>	<b>\$17.34</b>	

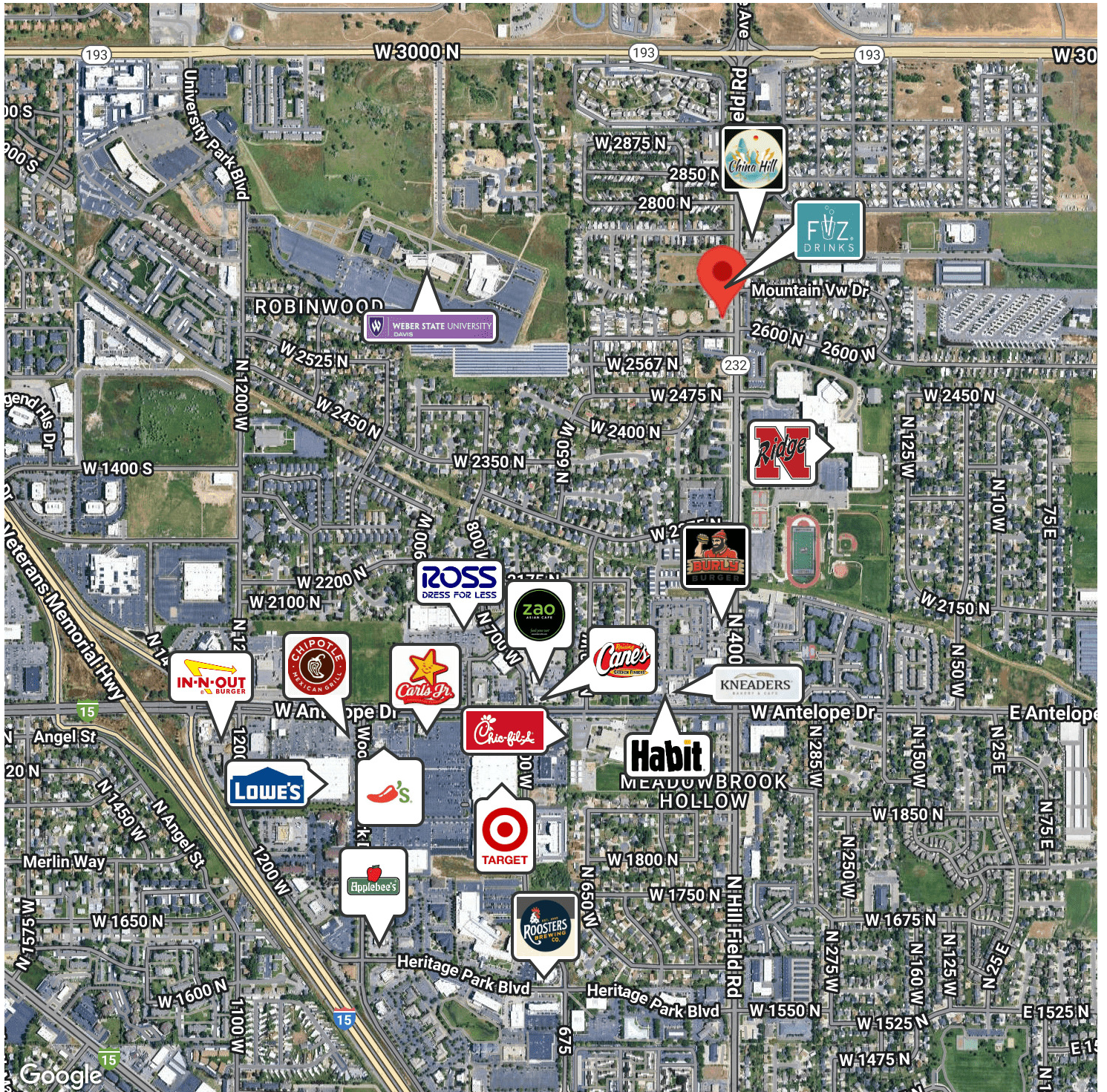


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