



INVESTMENT SALE

Sale Price: \$2,975,000

2411 S. 1070 W.

West Valley City, Utah 84119

Long-term Triple Net Leased Investment, Corporate
Guaranteed by Recovery Innovations Inc.

Property Highlights:

- Recession proof
- Backup generator
- Priced under replacement cost
- Easy access to Trax
- Lot Size: .86 AC
- Annual increases
- Zone: B/RP Business Park
- 2, 5 Year extension periods with annual increases
- Residential Treatment Facility for Addictions
- NOI - \$198,551.28
- Building renovations 2019
- 6.7% Cap rate

14,274 SF

Residential Treatment Center
Please DO NOT disturb tenants

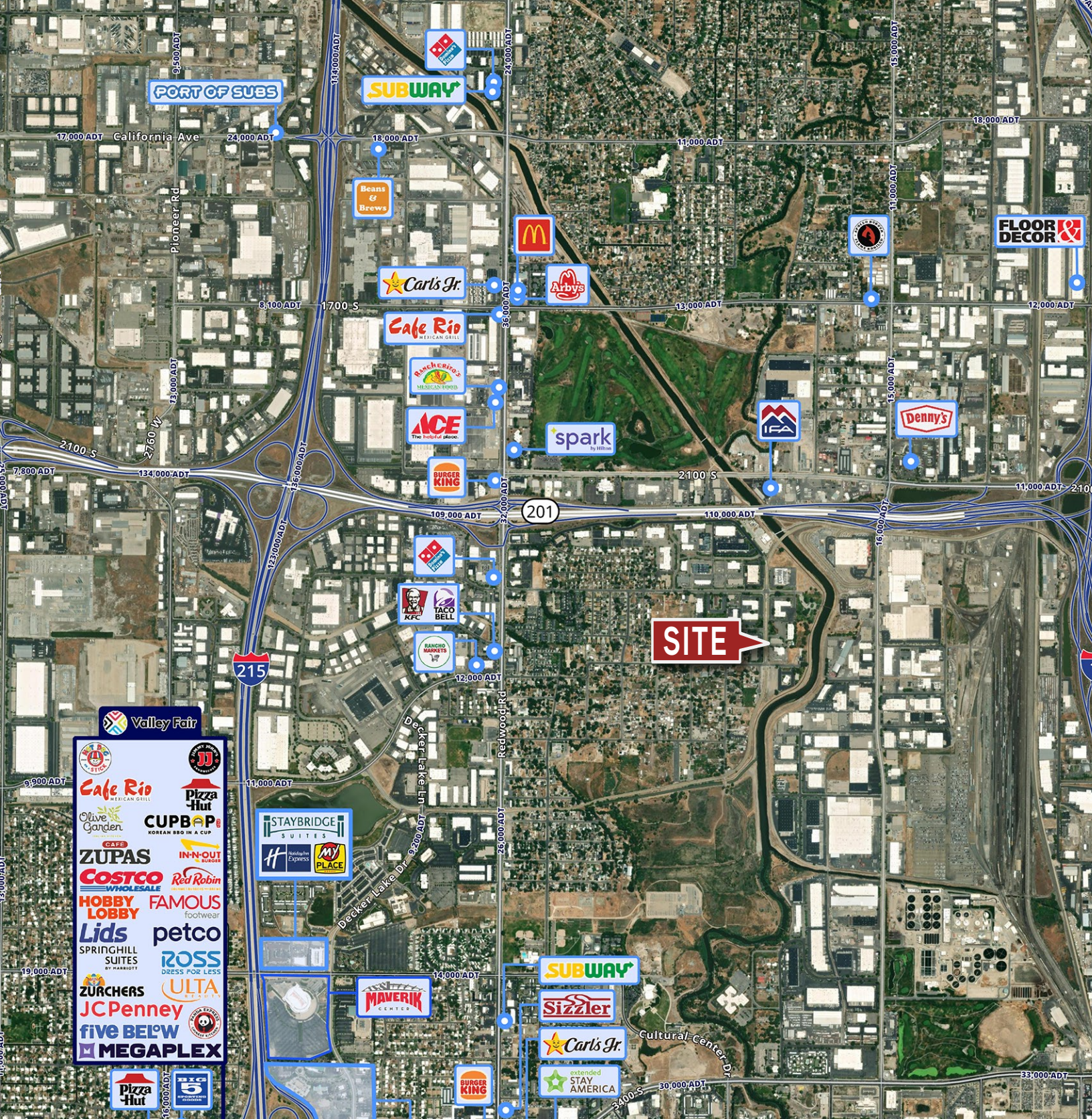
CONTACT

Mark Haroldsen

Associate Vice President
+1 801 597 7588
mark.haroldsen@colliers.com

Colliers

2100 Pleasant Grove Blvd. | Suite 200
Pleasant Grove, UT 84062
Main: +1 801 947 8300
colliers.com



Colliers
 2100 Pleasant Grove Blvd., Suite 200
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 colliers.com

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 Associate Vice President
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