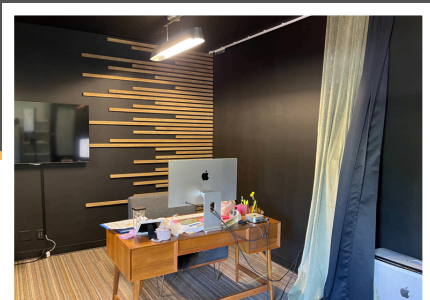
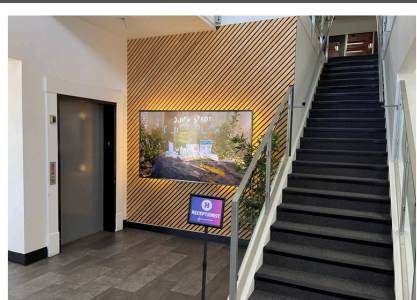
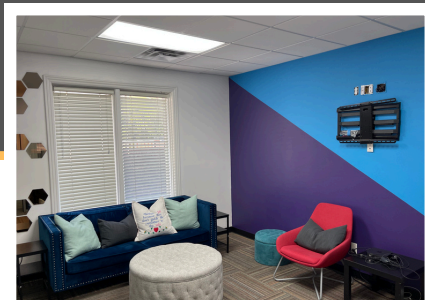




OWNER USER OR INVESTMENT OPPORTUNITY

**2601 N Canyon Road,
Provo, Utah 84606**



PHOTOS



PROPERTY HIGHLIGHTS

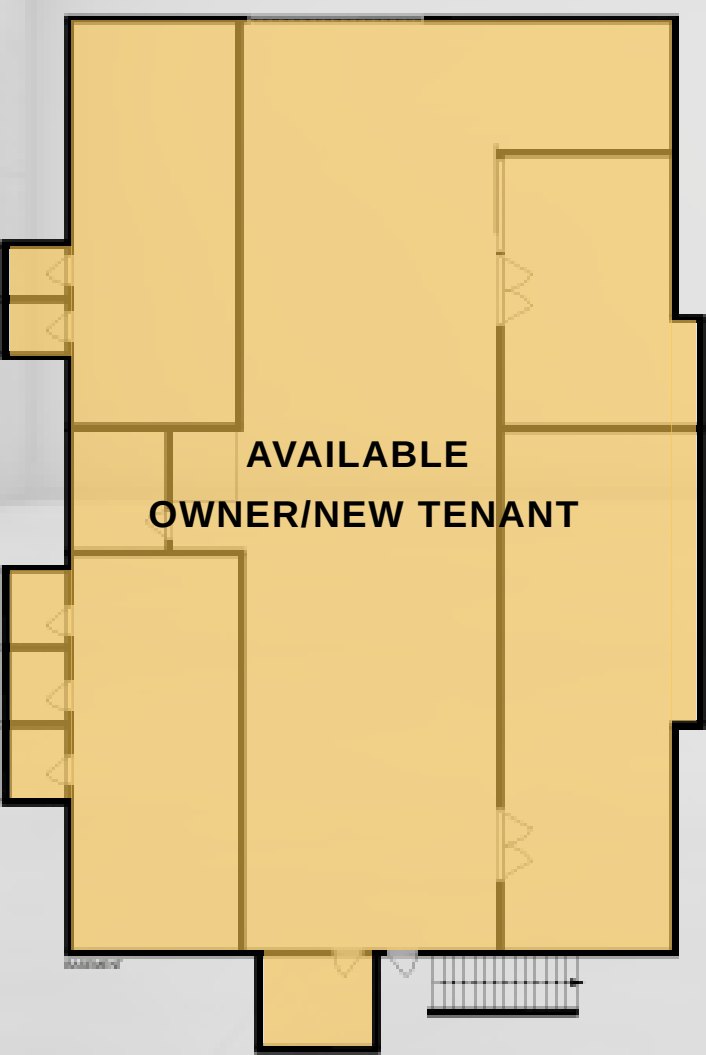
- Opportunity for owner-user
- 18,079 Total SF
- 4,353 SF currently leased
- \$2,750,000 Sales Price (\$152.11/psf)
- 7.93% Pro-Forma Cap Rate

- Can fully occupy or renew current tenants
- Qualifies for SBA financing
- 6,098 SF Underground parking/storage/film and podcast studios with EV charging
- Prime location near BYU and Provo's desirable East Bench

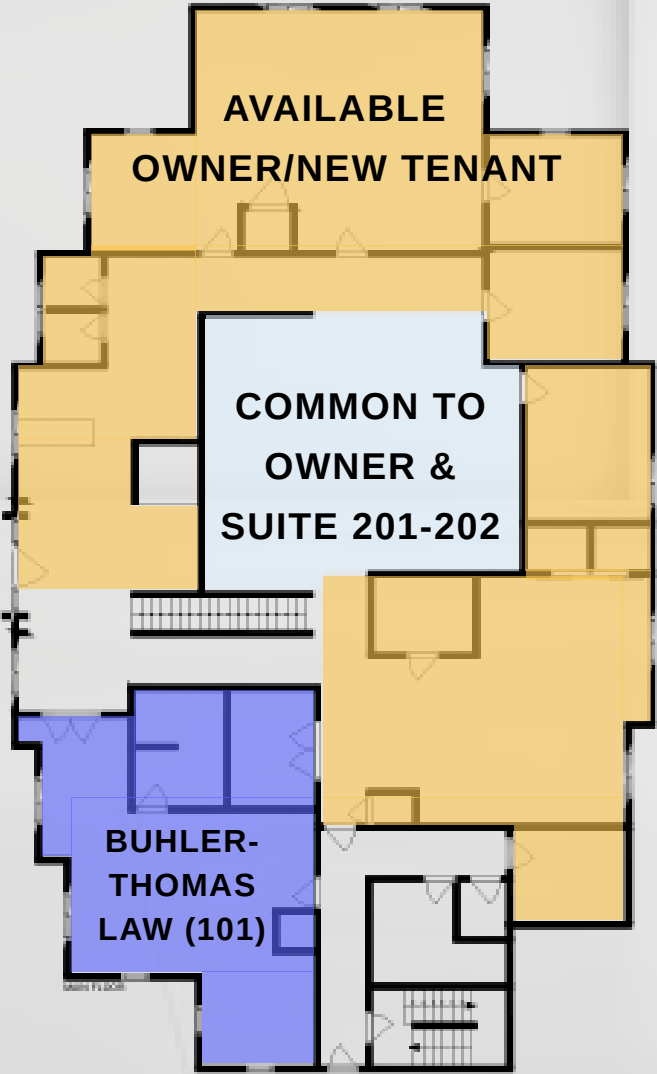
PHOTOS



FLOOR PLAN/TENANT MAP

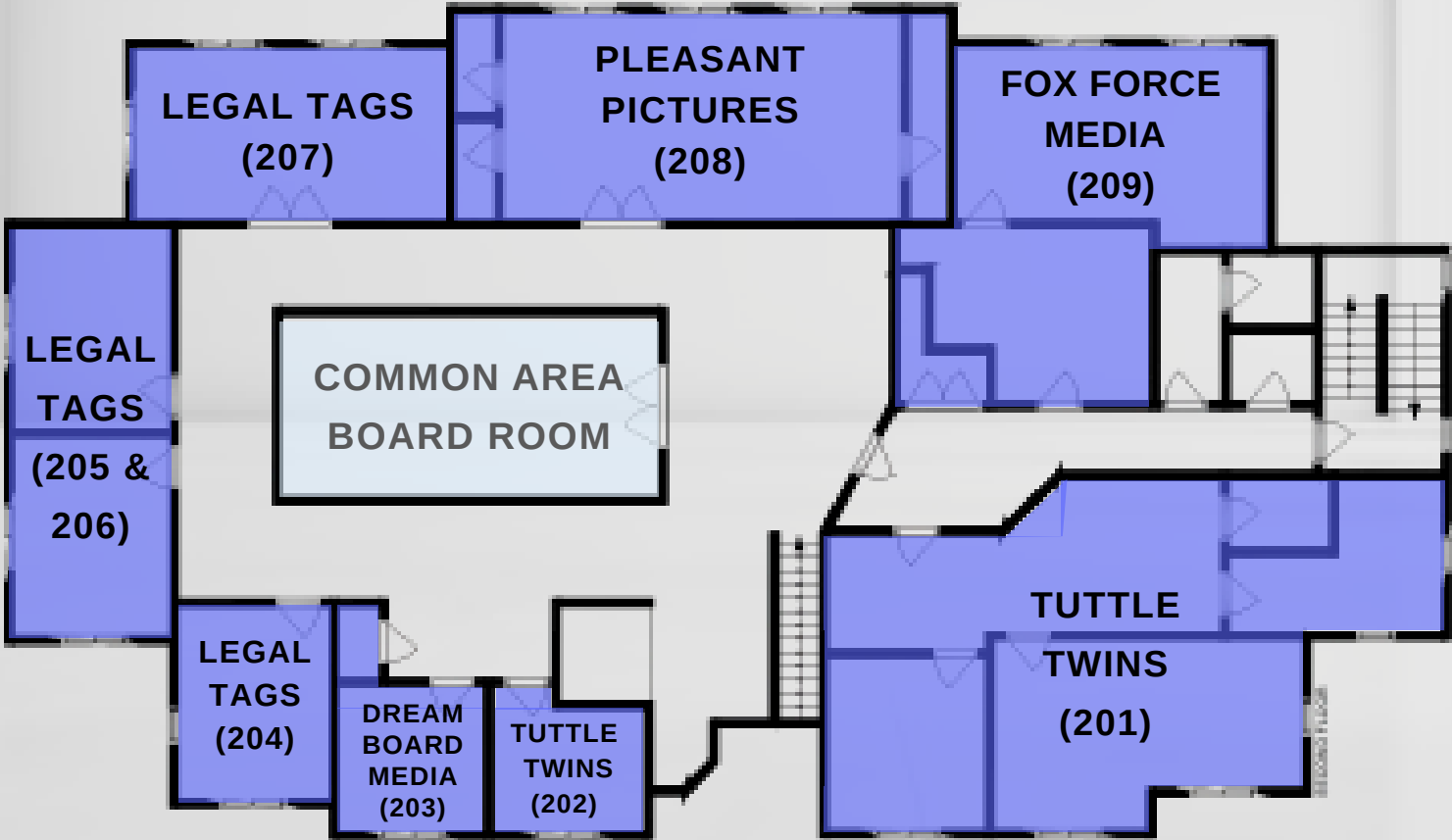


Basement



First Floor

FLOOR PLAN/TENANT MAP



Second Floor

CURRENT RENT ROLL



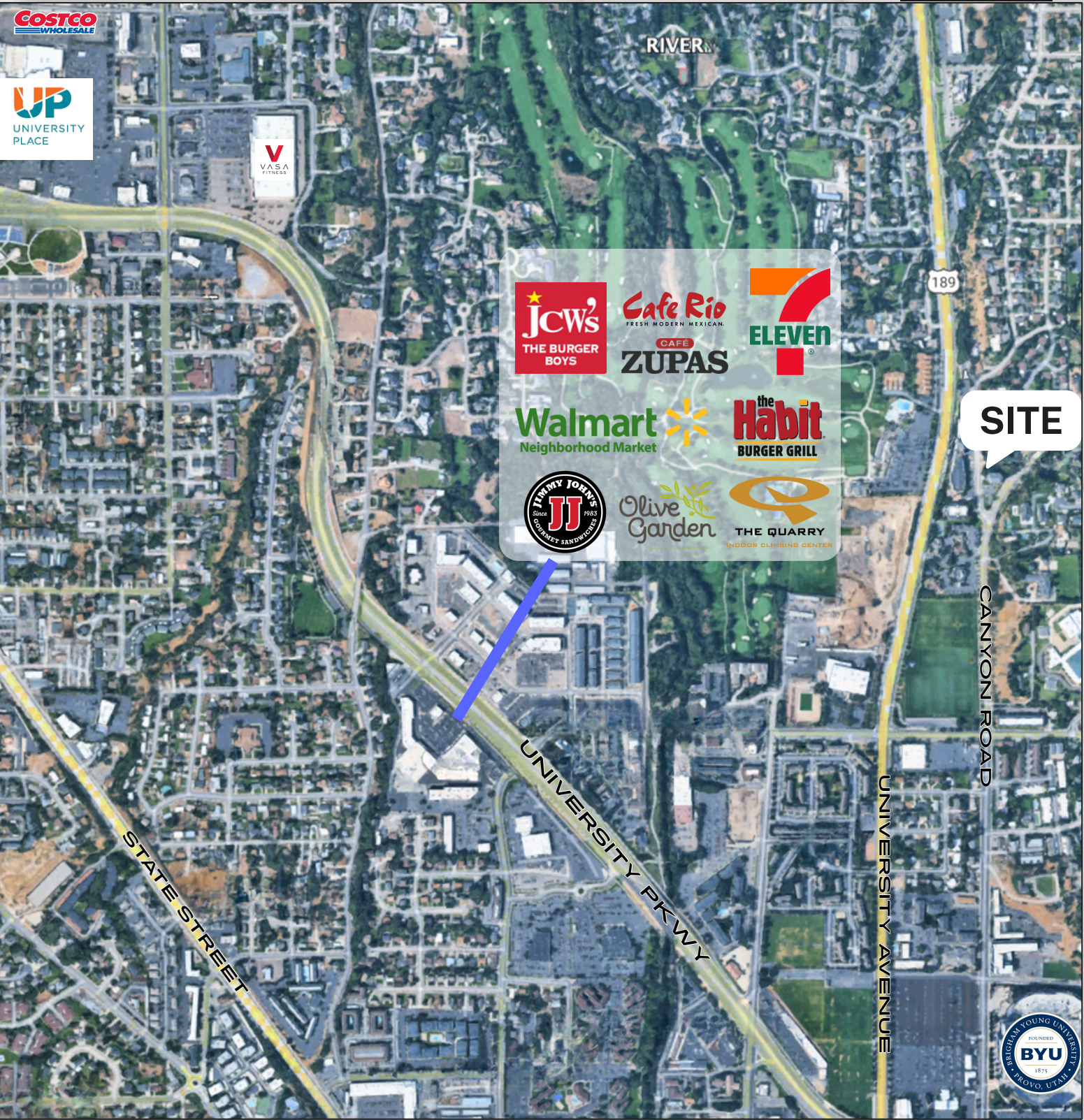
Tenant	Usable Sq Feet	Rentable Sq Feet	Rate/SF	Agreed Monthly Rate	Annual Rent
Buhler-Thomas Law	753	833	\$16.81	\$1,166.99	\$14,003.88
Tuttle Twins (suite + small office)	1156.5	1279.3	\$18.61	\$1,984.14	\$23,809.68
DreamBoard LLC	121	133.8	\$23.09	\$257.50	\$3,090.00
Legal Tags	832.25	920.6	\$19.55	\$1,500.00	\$18,000.00
Pleasant Pictures	558	617.3	\$19.02	\$978.50	\$11,742.00
Fox Force Media	514.5	569.1	\$19.50	\$925.00	\$11,100.00
			Total	\$6,812.13	\$81,745.56

PRO FORMA



Tenant	Usable Sq Feet	Rentable Sq Feet	MARKET RENT	Monthly Rate	Annual Rent
SUITE 100	6895.6	7627.9	\$19.50	\$12,395.34	\$148,744.05
SUITE 101	753	833	\$21.00	\$1,457.75	\$17,493.00
SUITE 201/202	1156.5	1279.3	\$21.00	\$2,238.78	\$26,865.30
SUITE 203	121	133.8	\$23.09	\$257.45	\$3,089.44
SUITE 204-207	832.25	920.6	\$21.00	\$1,611.05	\$19,332.60
SUITE 208	558	617.3	\$21.00	\$1,080.28	\$12,963.30
SUITE 209	514.5	569.1	\$21.00	\$995.93	\$11,951.10
BASEMENT	6098	6098	\$5.00	\$2,540.83	\$30,490.00
Gross Income				\$22,577.40	\$270,928.79
Operating Expense				\$4,319.82	\$51,837.80
Net Income			Total	\$18,257.58	\$219,090.99


SITE LOCATION



OUR Contact


Get in touch with Us!


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