



# Abbeville Ct Townhomes

136 E Abbeville Ct | Sandy, Utah, 84070

Price:

**\$2,350,000**

5.5% CAP Rate

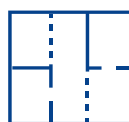
4-Townhome  
Investment



New 2023  
construction



Fully leased  
investment



Unparalleled  
access to State  
Street, Trax, and  
I-15



\$2,950 average  
monthly in-  
place rent + \$75  
internet and utility  
reimbursement

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## Abbeville Ct Townhomes | For Sale

- 4 bedroom / 3 bath units
- **8,736 Total SF**
  - 2,183 SF
  - 2,185 SF
  - 2,185 SF
  - 2,183 SF
- Each unit has a 52 SF deck and attached 2-car garage
- HOA - \$175/month covers: high-speed internet, insurance, sewer, water, common area maintenance, snow removal, landscaping and garbage
- Parcel IDs – 2231304037, 2231304038, 2231304039, & 2231304040

## Demographics

### Population

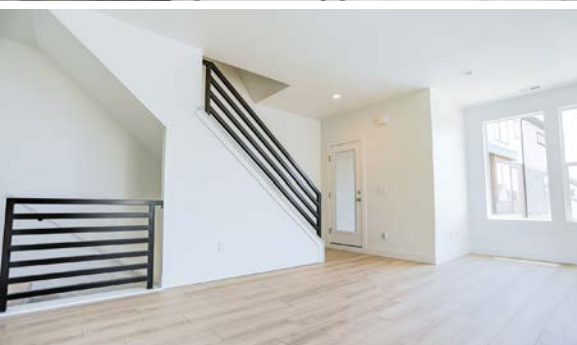
	1 Mile	3 Mile	5 Mile
2023 Estimated	20,349	134,736	340,014
2028 Projected	20,711	135,279	341,451

### Median HH Income

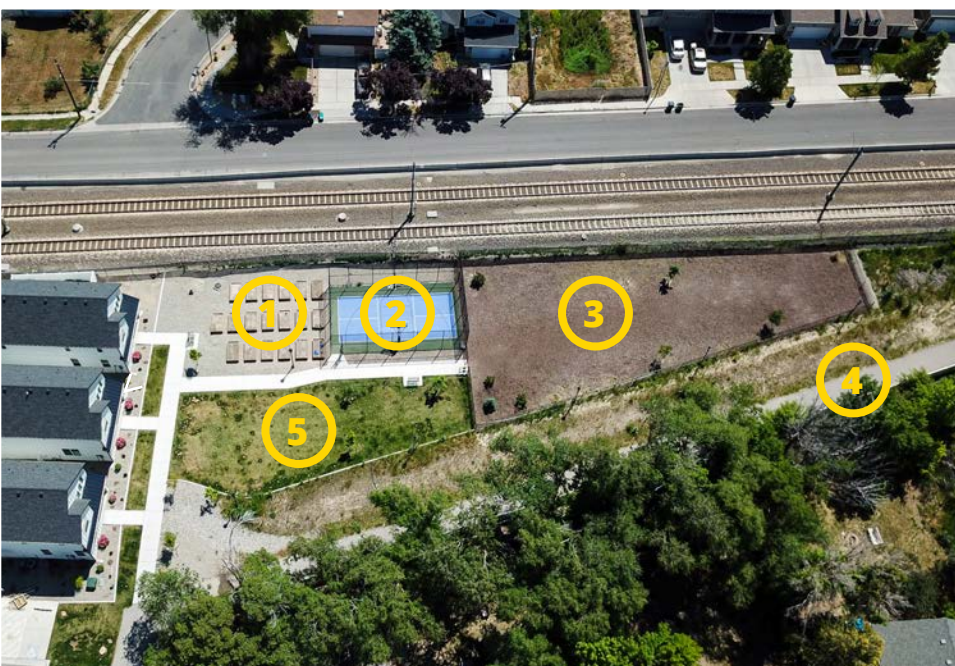
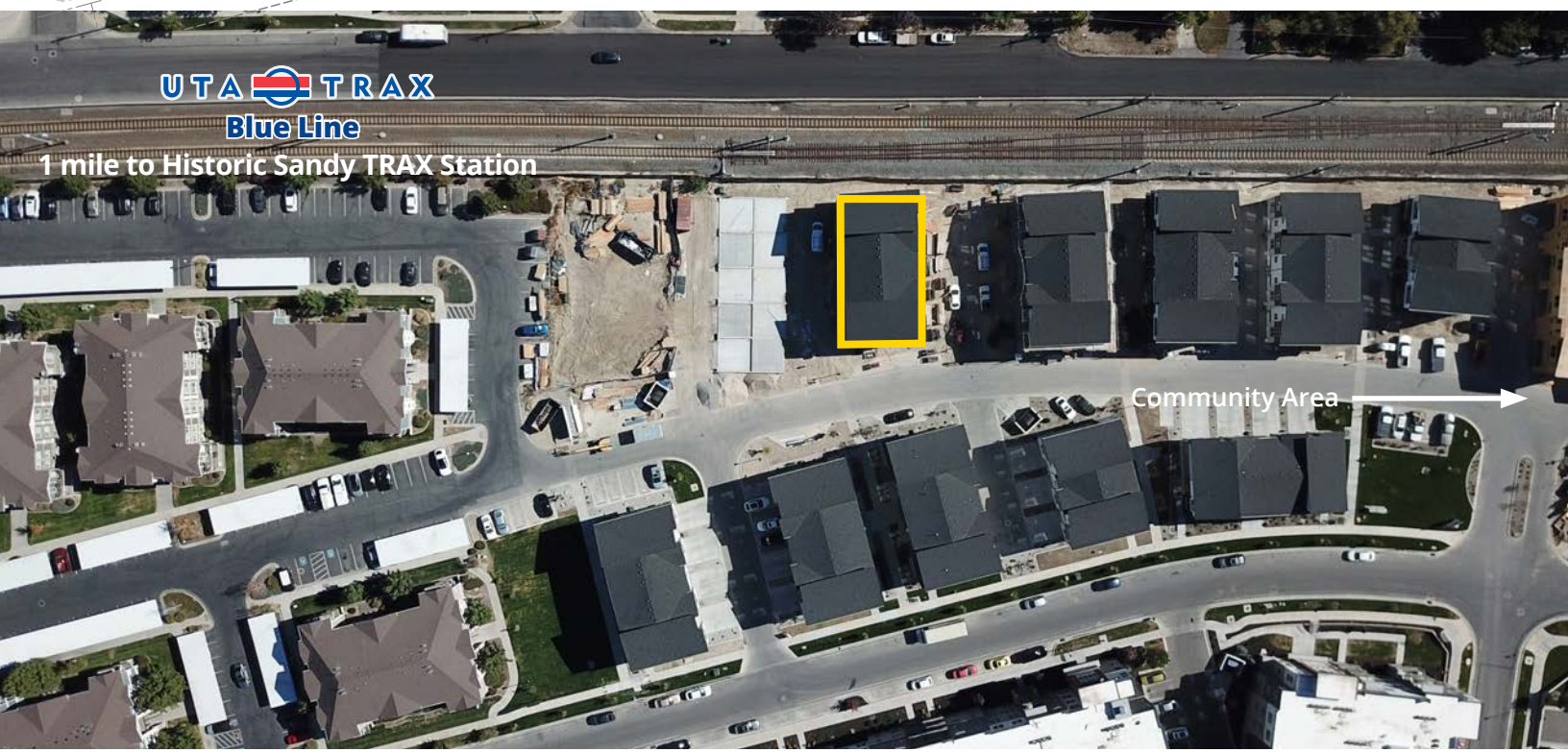
	1 Mile	3 Mile	5 Mile
2023 Estimated	\$66,719	\$77,077	\$86,919
2028 Projected	\$79,422	\$88,111	\$101,855

### Average HH Income

	1 Mile	3 Mile	5 Mile
2023 Estimated	\$83,294	\$99,346	\$117,044
2028 Projected	\$97,260	\$115,578	\$135,378



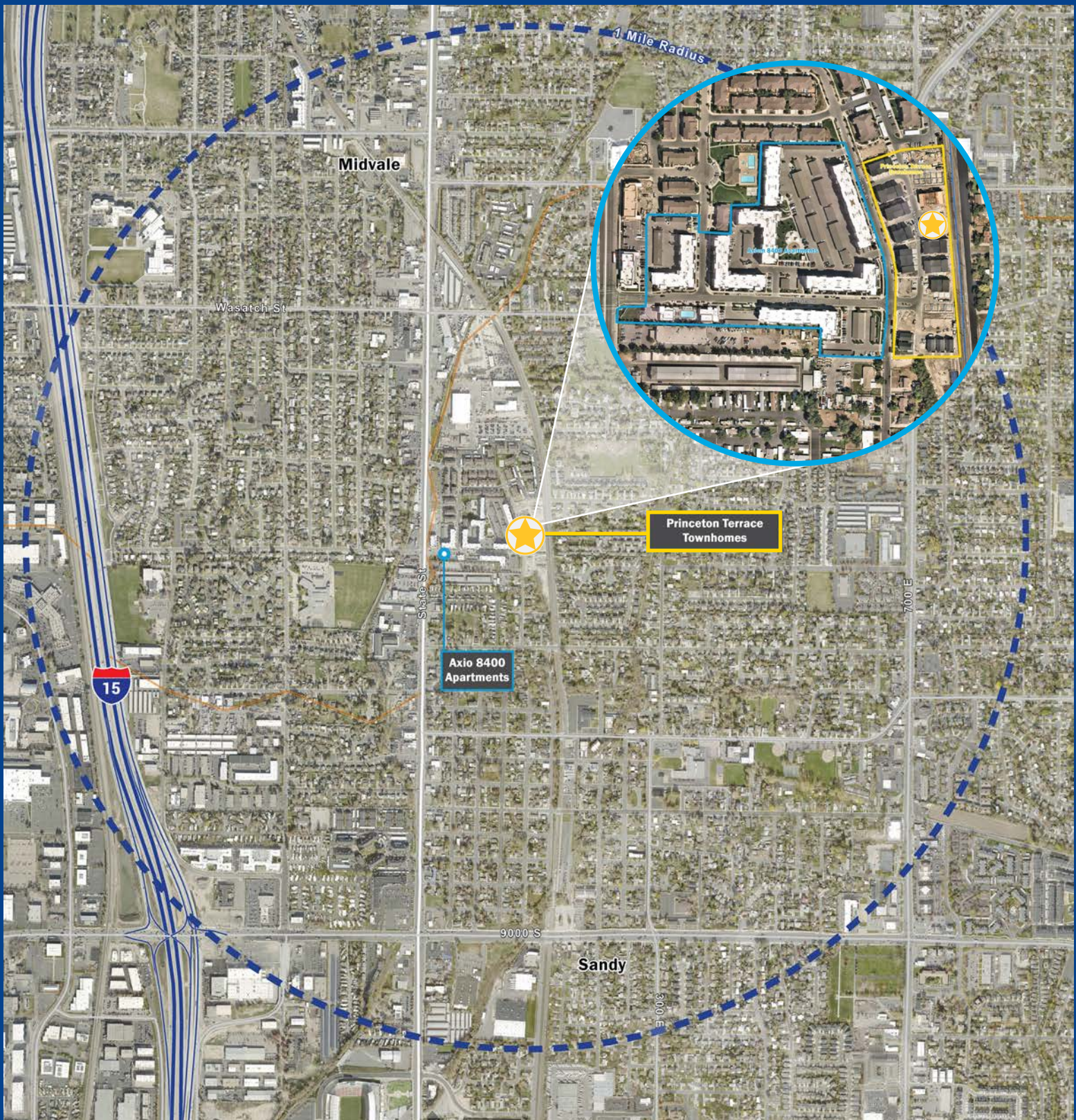




**Community Amenities**

1. Garden boxes
2. Pickleball and basketball courts
3. Dog park
4. Walking trail
5. Grass Park Area





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