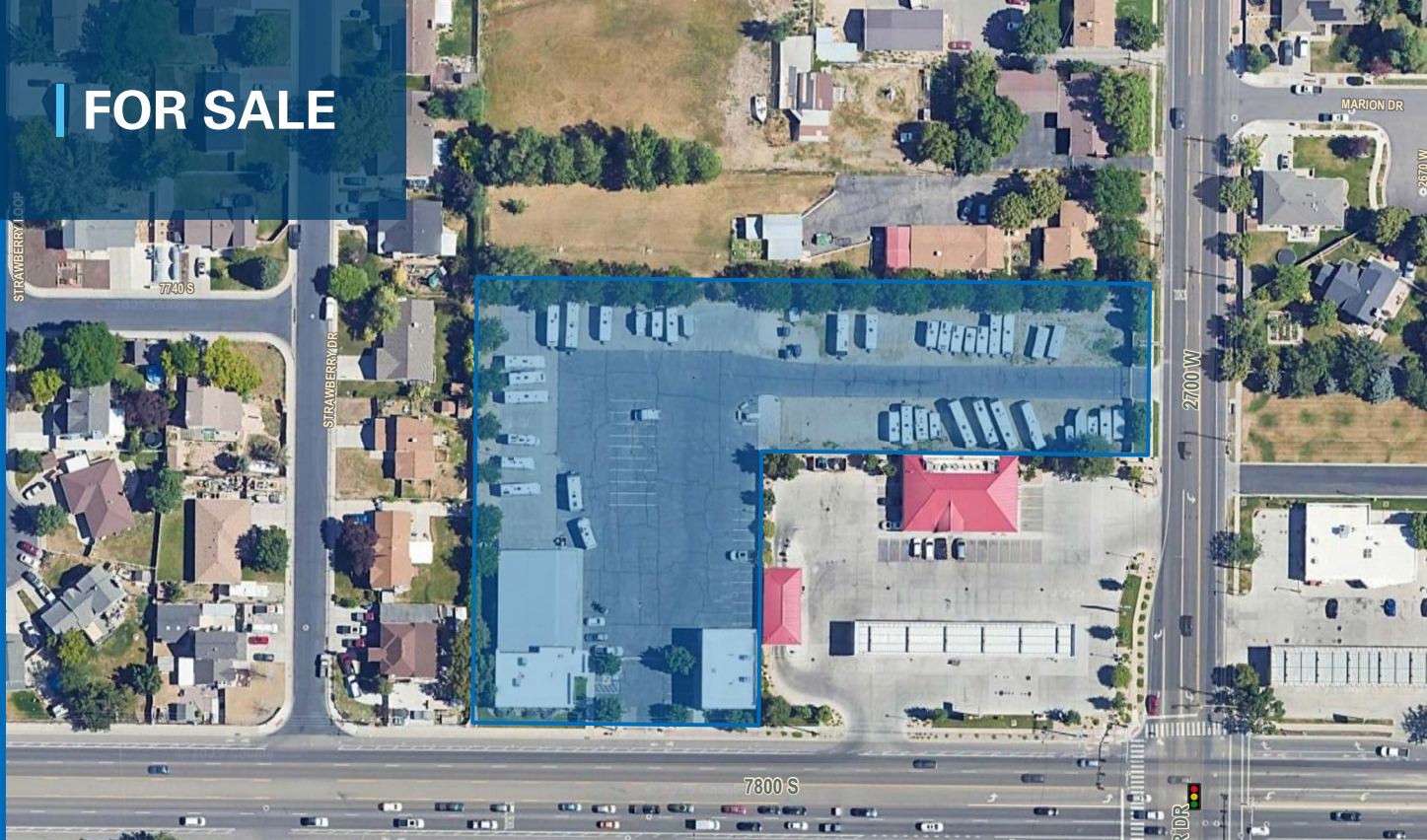


**FOR SALE**



## PROPERTY DETAILS

2788 West 7800 South, West Jordan, UT 84088

- Previously Operated by Utah RV Rentals- Property Available for Sale as an Owner/User Commercial Site
- 2.63 Acres for Sale Along the Corner of 7800 South and 2700 West in West Jordan
- Property Features:
  - » 4,650 SF- East Office Building
  - » 4,714 SF- West Office Building
  - » 4,660 SF- Service Shop Space
- Sale is for the Real Estate Only. Business and Brand Not Included. Seller Intends to Cease Operations Prior to Closing
- Shop Space Includes:
  - » Large Air Compressor- 80 Gallon at 175 psi
  - » Gas Fire Heater
  - » Wash Station
  - » Water Drain
- Property Includes:
  - » RV Sewer Dump Station
  - » 100+ RV Outlets, 120 Volt, 30 Amp
  - » Propane Station
- Surrounding Tenants Include CAL Ranch, El Beto's, Auto Zone, NAPA Auto Parts, O'Reilly Auto Parts, Swig, Maverik and Walmart

## PROPERTY SUMMARY

SALE PRICE	\$5,185,000
PARCEL NUMBER	21-28-378-042-0000
BUILDING SIZE	14,024 SF
SITE SIZE	2.63 Acres
ZONING	C-G
YEAR BUILT	2010

**NEWMARK**



**MOUNTAIN WEST**

**ANDY MOFFITT**

[amoffitt@newmarkmw.com](mailto:amoffitt@newmarkmw.com)

direct 801.456.8811

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**FULL SERVICE  
COMMERCIAL REAL ESTATE**

312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800

[www.newmarkmw.com](http://www.newmarkmw.com)



EXISTING OFFICE LEASE

**Old Republic National Title  
Insurance Company**

PREMISES

**East Office Building –  
Approximately 4,650 SF**

LEASE EXPIRATION DATE

**September 1, 2027**

BASE LEASE ANNUAL RENT

**\$84,708 NNN with 3%  
Annual Increases**

NNN OPERATING EXPENSES

**Estimated \$1.75 PSF**



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7740 S

STRAWBERRY DR

2700 W

7800 S

West Office Building  
4,714 SF

Shop Space  
4,660 SF

Office Space

On-Site Manager  
Apartment

Office Space

East Office Building  
4,650 SF

Propane  
Station

RV Sewer  
Dump Station

- Large Air Compressor- 80 Gallon at 175 psi
- Gas Fire Heater
- Wash Station
- Water Drain

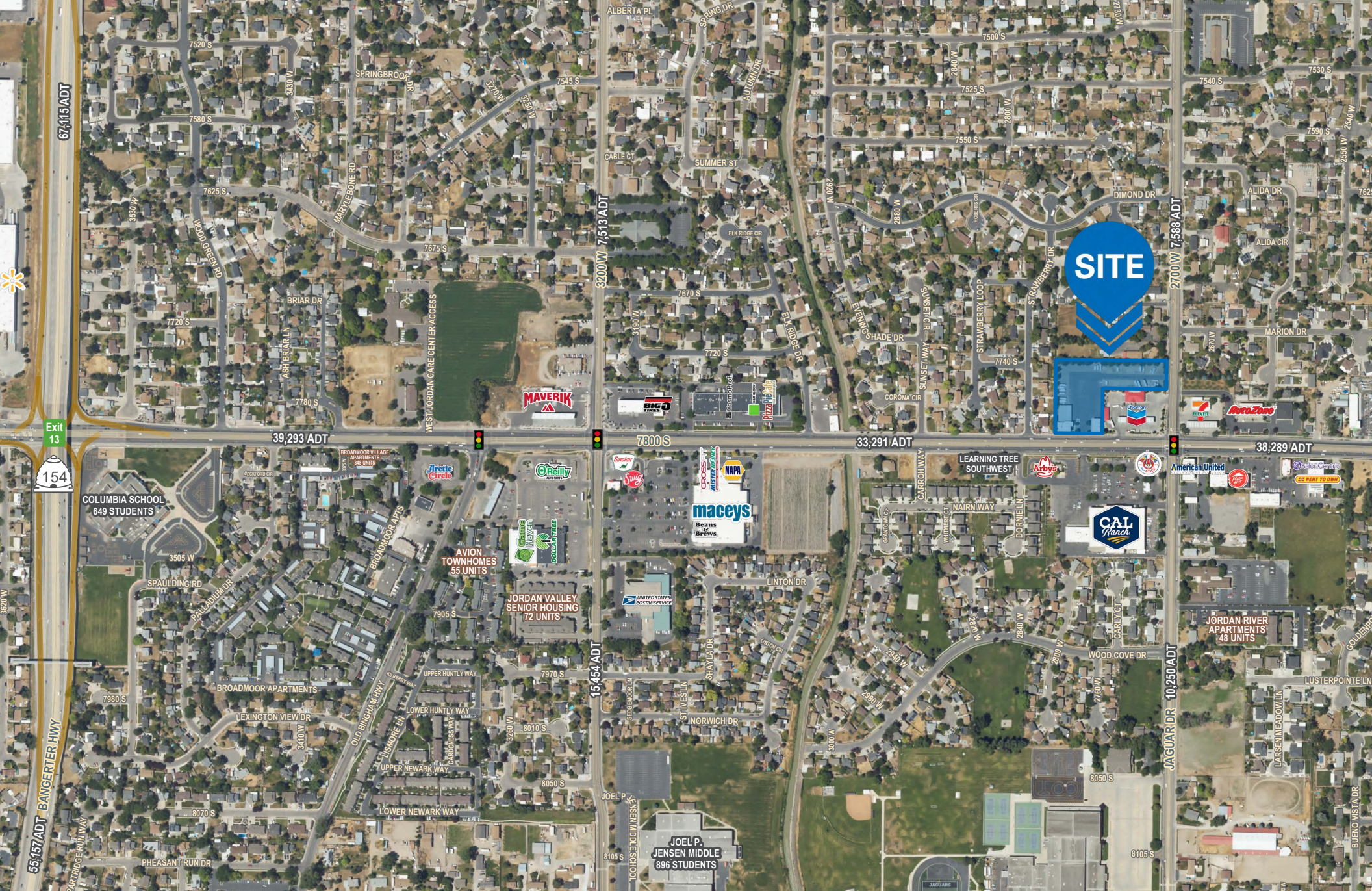
- 100 + RV Outlets
- 120 Volt, 30 amp

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