



Newly Constructed Multi-Tenant Office Investment

10929 South Redwood Road, South Jordan 84095

QUIETLY MARKETED-DO NOT DISTURB TENANTS



OWNER USER POTENTIAL!!

Property Information

- ✓ 10,000 SF Two Story Office Building
- ✓ Built in 2020
- ✓ Lot Size: 0.59 Acres
- ✓ Outright Owned Solar Panels
- ✓ Building & Monument Signage
- ✓ Unbeatable South Jordan
- ✓ Currently Occupied by 3 Tenants
- ✓ Parking Ratio 3 Stalls/1,000 SF

PURCHASE PRICE:

~~\$4,450,000.00~~

\$4,400,000.00

FINANCIAL INFORMATION

Gross Annual Income:	\$244,305.56
Property Taxes:	\$21,498.12
Insurance:	\$2,853.00
Additional Operating Expenses:	\$10,698.00
Net Operating Income:	\$209,256.44
CAP Rate:	4.8%



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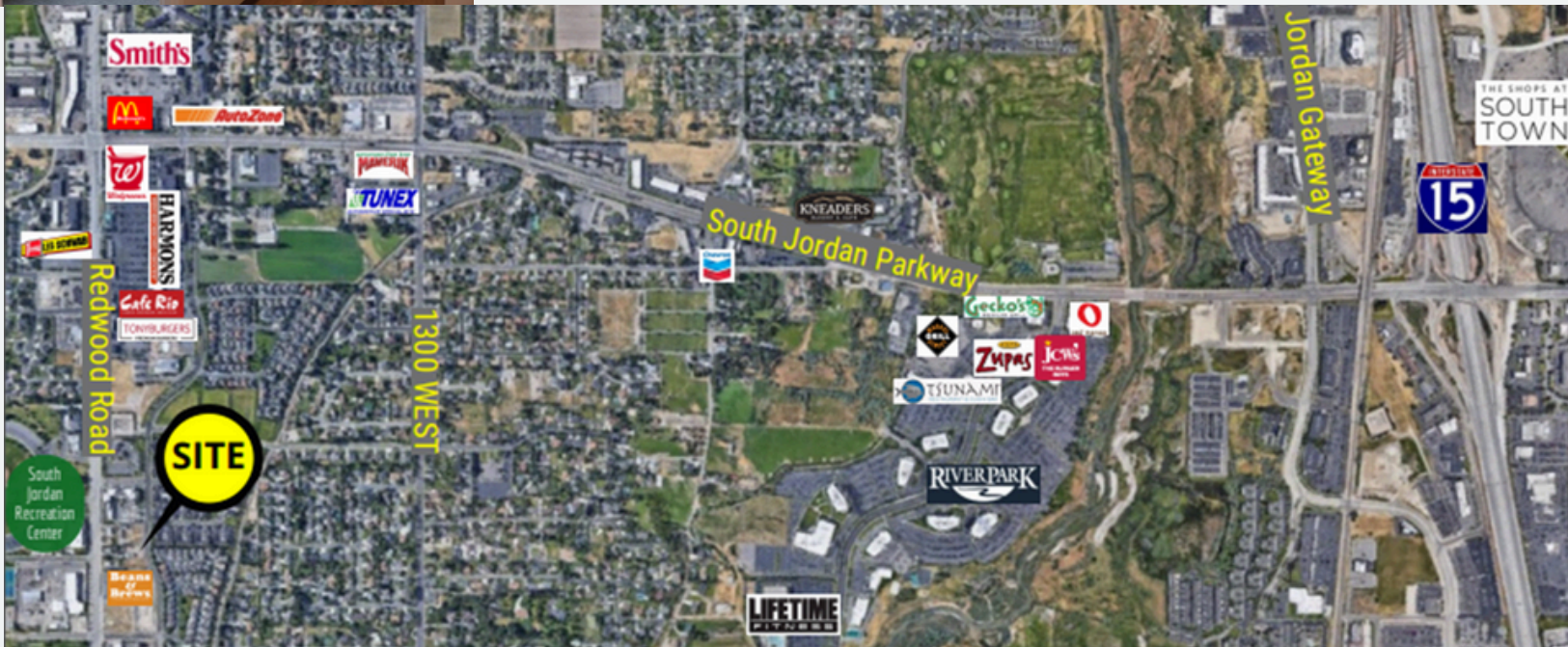
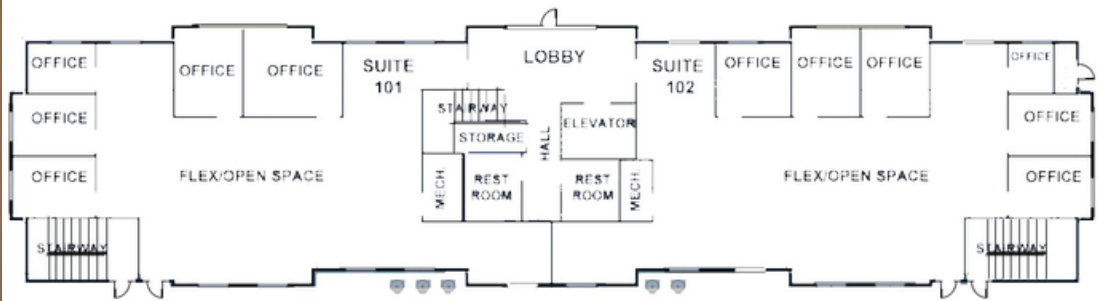
🌐 www.cresutah.com

📍 2040 E Murray Holladay Road, Suite 106, Holladay, UT



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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CRE Specialists office. The above information, while not guaranteed, was obtained from a credible source

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