



1090 SOUTH 1100 EAST

Salt Lake City, UT 84105

PROPERTY DESCRIPTION:

- Walk to Shops & Restaurants
- 1100 East Exposure
- Breakroom & Restrooms
- Perfect for Investor or Owner/User with Added Income
- Unit A: 455 SF Retail Space (Leased Until 2/25)
- Unit B: 932 SF Retail/Office Available
- Unit C: 2-Bedroom Apartment Available
- Unit D: 3-Bedroom Apartment (Leased Until 5/25)

Sale Price: \$1,095,000

Property Details:

3,644 SF

0.12 Acres

CAP RATE: 7.3%

MICHAEL FERRO

801.554.3002

ferro@iproperties.com

SANDRA SWEETLAND

801.550.7544

sandrasweetland@gmail.com

51 East 400 South Suite 210
Salt Lake City, UT 84111
801.355.0600 | iproperties.com



Unit A: 455 SF Retail / Office

Rear Parking



Unit B: 932 SF Retail / Office

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Unit C: 2-Bedroom Apartment



Unit D: 3-Bedroom Apartment

PROFORMA INCOME & EXPENSES

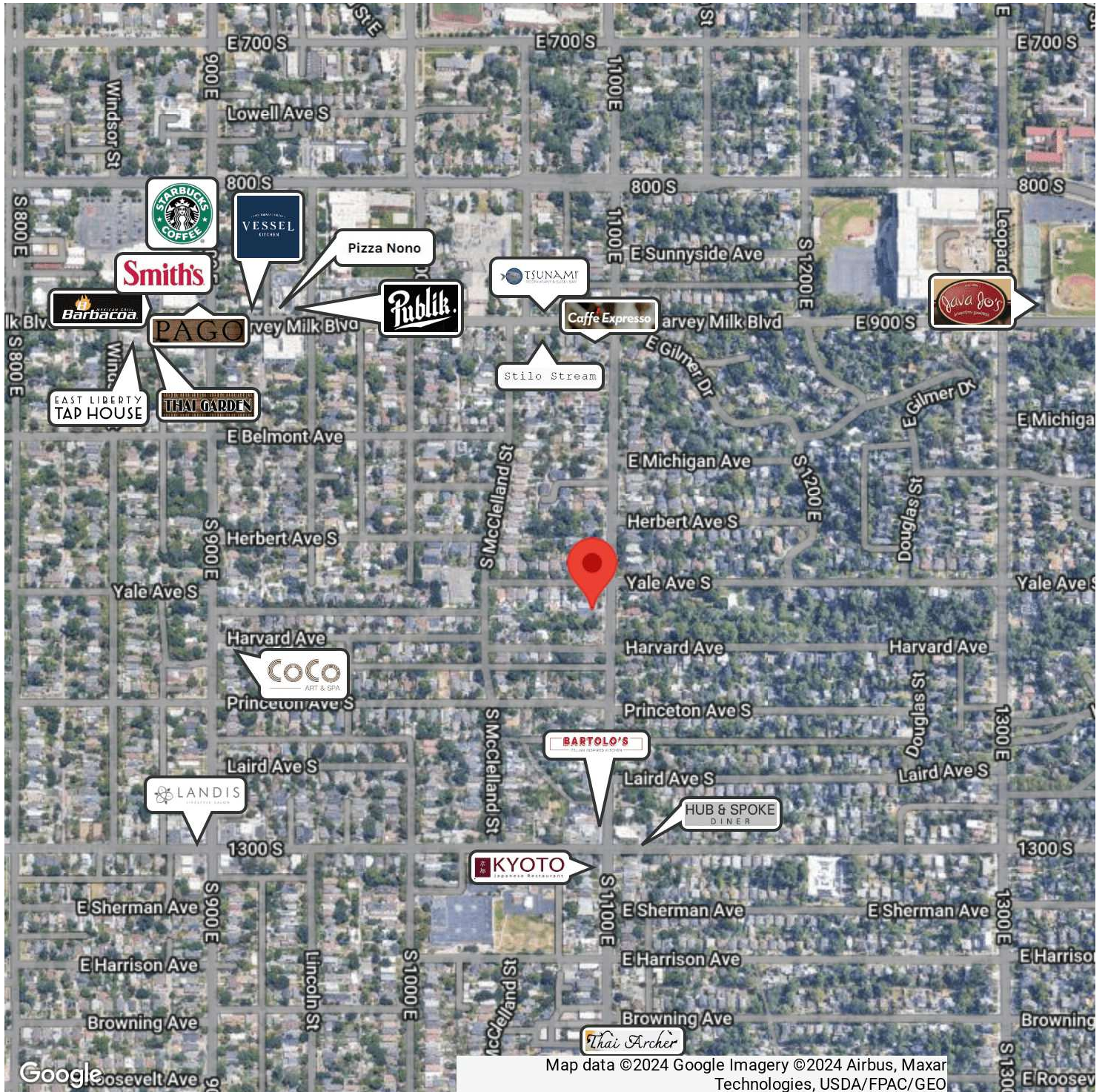
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SPACE	USE	SF	EST RENT/MO	EST ANNUAL	EST RENT/SF	EST EXPENSES	EST NET INCOME
Unit A (Leased-2/25)	Office/Retail	455	\$1,200	\$14,400	\$31.65	\$2,258	\$14,400
Unit B (Available)	Office/Retail	932	\$2,200	\$26,400	\$28.33	\$4,625	\$26,400
Unit C (Available)	Apartment	1,063	\$2,000	\$24,000	\$22.58	\$5,275	\$18,725
Unit D (Leased-5/25)	Apartment	1,194	\$1,700	\$20,400	\$17.09	\$5,925	\$14,475
Verizon	Cell Tower		\$466.67	\$5,600	N/A	N/A	\$5,600
TABLE TOTALS		3,644	\$7,567	\$90,800	\$24.92	\$18,082	\$79,600

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