

Colliers



Retail Investment  
For Sale

Sales Price:

**\$880,000**

**Contact:**

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380 North 2000 West  
Marriott-Slaterville, Utah

## GriDeli's Retail Investment

### Property Information

- Parcel# 156050001
- Lot Size: 0.40 Acres
- Year Built: 2011
- Building Size: 2016 SF
- Drive-Thru
- Current Tenant: GriDeli's
- Tenant Lease Exp: May 2031
- CAP Rate: 5.75

**Available: 2,016 SF**

**Sales Price: \$880,000.00**

**Colliers**

2100 Pleasant Grove Blvd., Suite 200

Pleasant Grove, UT 84062

Main: +1 801 947 8300

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# Pictures



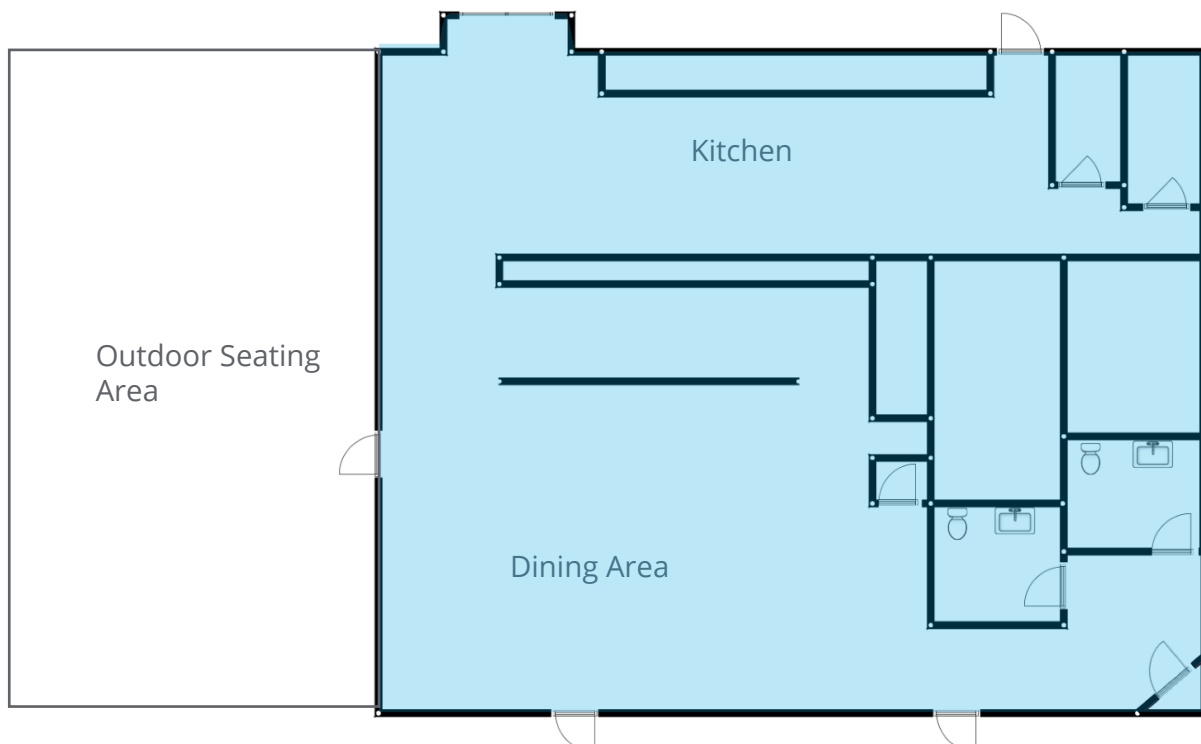
# Floor Plan

## Tenant Information



GriDeli's serves gourmet burgers, sandwiches, salads, and breakfast burritos.

- GriDeli's has leased at this location since 2017
- Current lease expires May 2031
- May 2026 - monthly rent will increase to \$4,275
- Rent increases \$200 annually
- 2026 CAMF's \$1,375
- 2025 Gross Rent: \$63,000.00
- 2025 Operating Expense: \$17,199.17
- Net Income: \$45,800.83





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