



OFFICE BUILDING FOR SALE OR LEASE

FULLY BUILT OUT MEDICAL CONDO

10654 S River Heights Drive #130, South Jordan, Utah



Property Description

Fully Built Out Medical Office available for sale or lease in South Jordan! Great option for many users who will benefit from the medical and dental neighbors in this building!

This smartly designed unit is in great condition is ready for immediate occupancy!

Property Highlights

- 5 Exam rooms
- Procedure room with sterilization area
- Large reception area
- Secondary access directly from parking
- Association dues include most utilities (\$6.07 / RSF / YR)
- Sale / Lease / Lease with purchase option possible!

Offering Summary

| | |
|--------------------------------|-------------------|
| Sale Price | \$1,400,000 |
| Lease Rate | \$27.00 / RSF NNN |
| Condo Rentable SF | 3,555 RSF |
| Condo Usable SF | 3,064 USF |
| Annual Association Dues (2025) | \$21,600 |

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Total Households | 4,937 | 36,558 | 88,328 |
| Total Population | 16,961 | 116,161 | 274,964 |
| Average HH Income | \$177,433 | \$146,085 | \$129,421 |

MATT HARTMAN
385.394.6108
hartmancre@gmail.com

ANDY EVANS
801.518.9819
andyevansre@gmail.com





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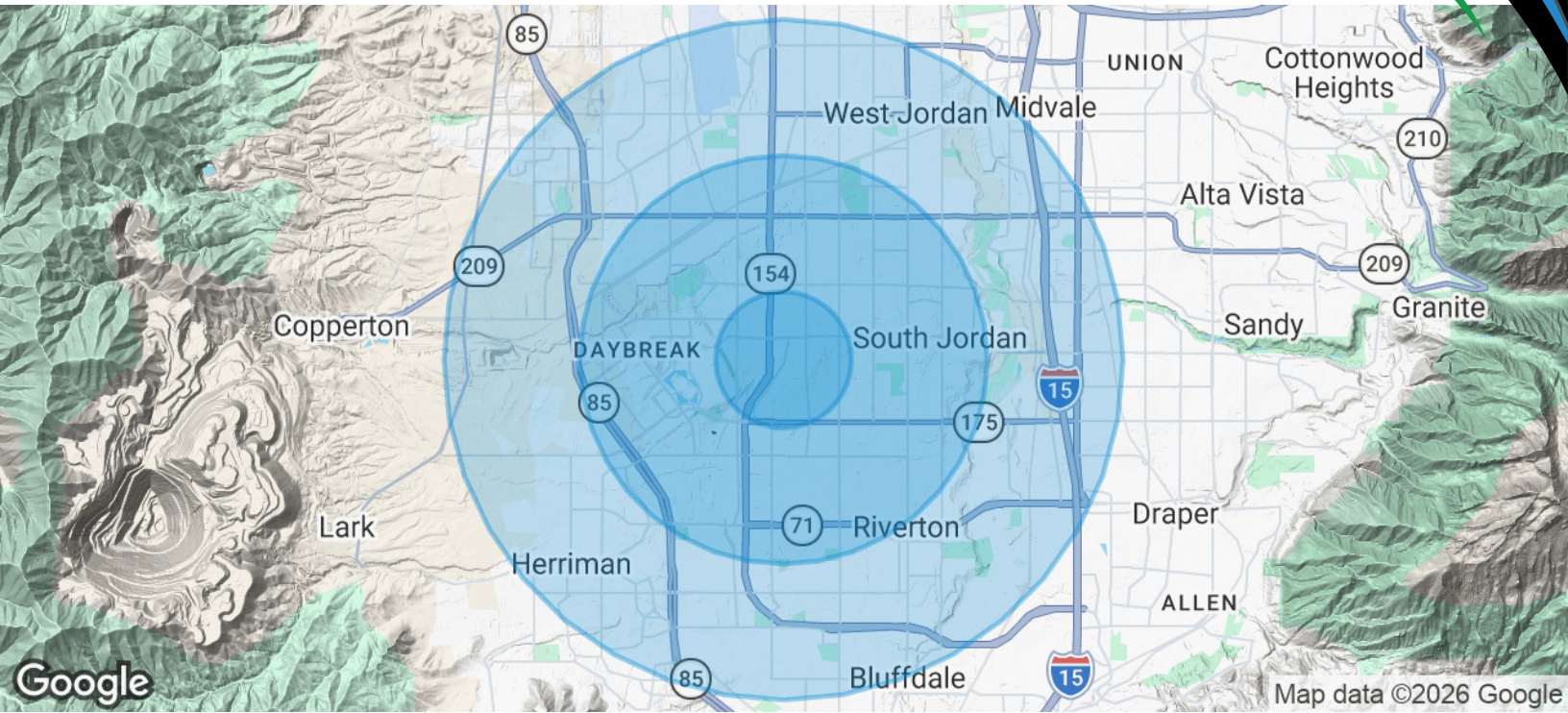




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Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 16,961 | 116,161 | 274,964 |
| Average Age | 36.0 | 36.4 | 34.7 |
| Average Age (Male) | 36.3 | 36.0 | 34.1 |
| Average Age (Female) | 34.8 | 36.3 | 34.9 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,937 | 36,558 | 88,328 |
| # of Persons per HH | 3.4 | 3.2 | 3.1 |
| Average HH Income | \$177,433 | \$146,085 | \$129,421 |
| Average House Value | \$672,996 | \$592,046 | \$551,453 |

2023 American Community Survey (ACS)

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