



Sawmill Condos

1378 S Sawmill Blvd, Heber, UT 84032



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Sawmill Condos

\$4,900,000

5.2 million is for investors only. Units are professionally managed by Passaro Leasing Company. The HOA will be \$2,250 for the building. It breaks down to \$225 per unit. The HOA covers TV, internet, snow removal and ground maintenance. Each unit has one detached garage. See attached Proforma....

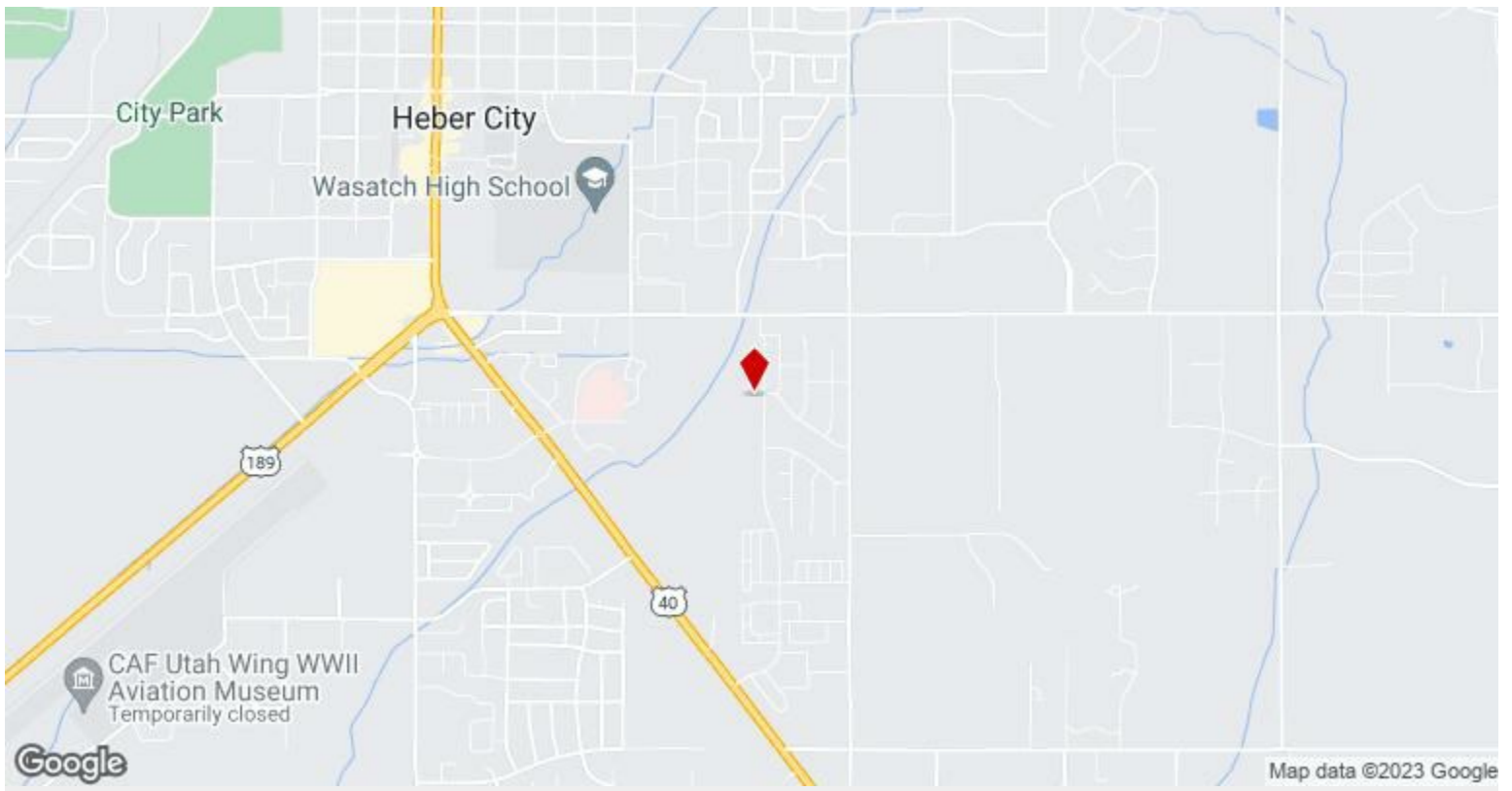
- Units feature Island kitchens with range.
- Single-car garage parking.



Price:	\$4,900,000
No. Units:	10
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	B
Sale Type:	Investment
Cap Rate:	5.37%
Lot Size:	0.30 AC
Building Size:	14,060 SF
No. Beds:	10
No. Stories:	3
Year Built:	2023
Parking Ratio:	1.42/1,000 SF
Zoning Description:	MF

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
3+2	10	Negotiable	1,406

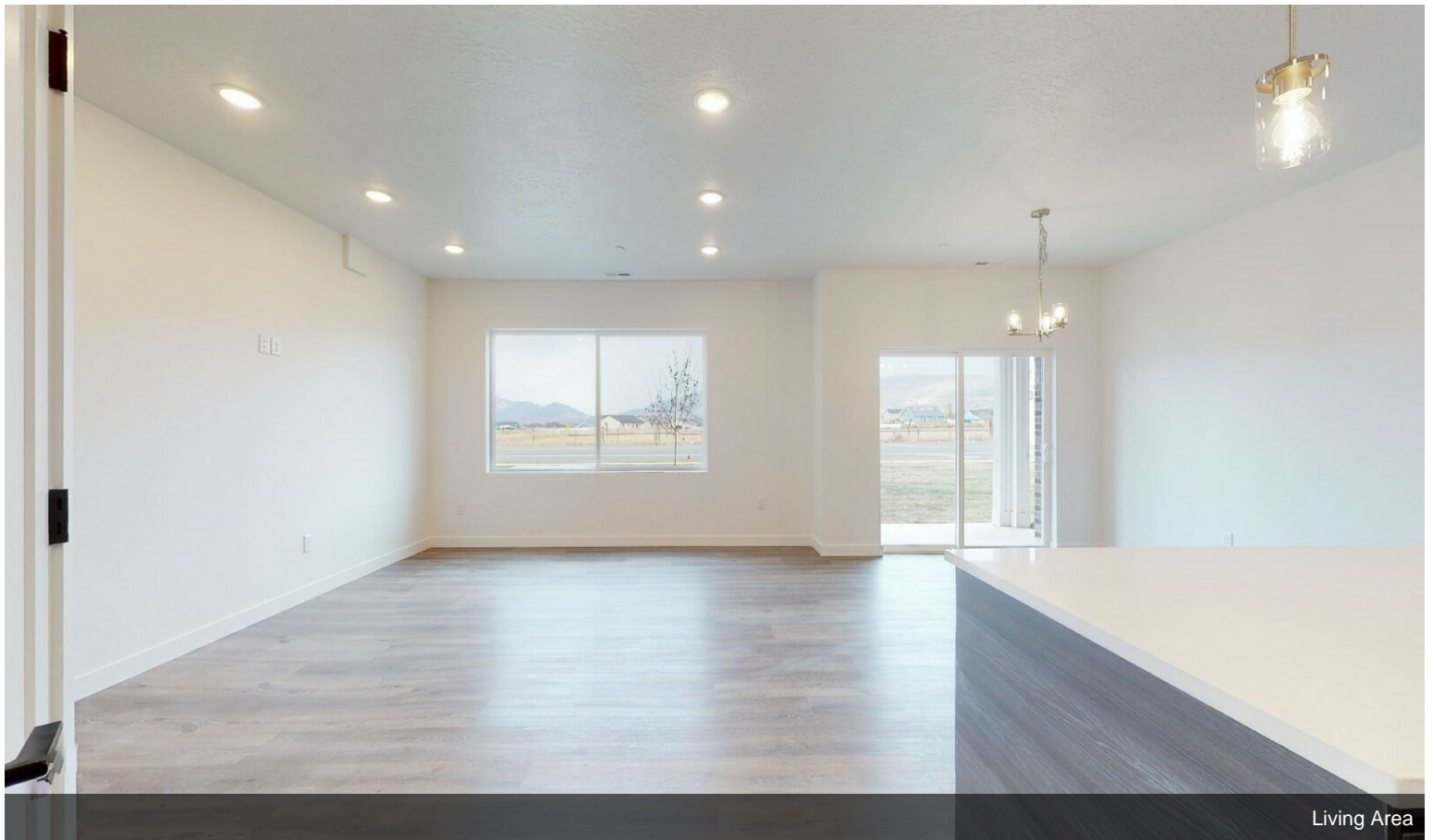


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Property Photos

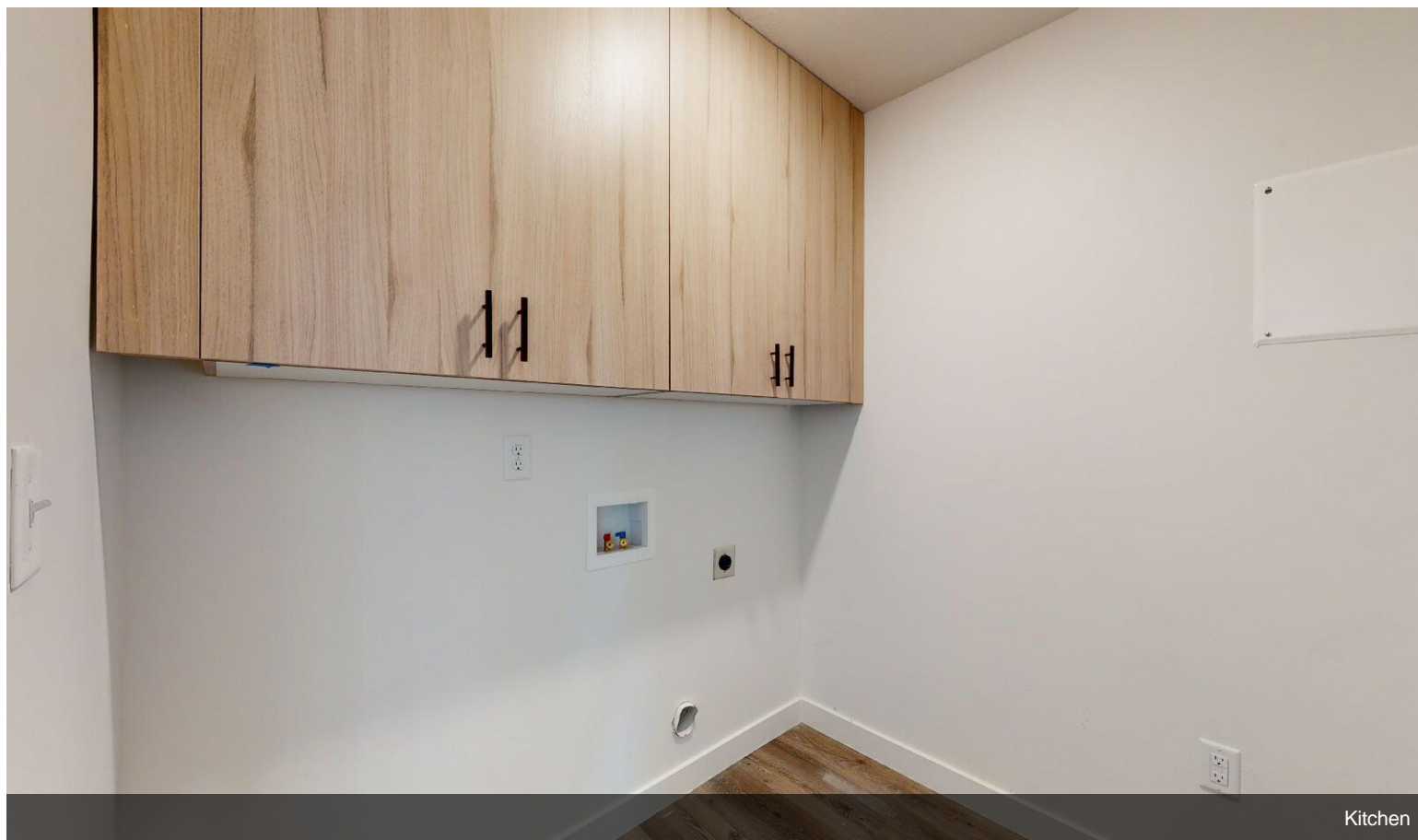
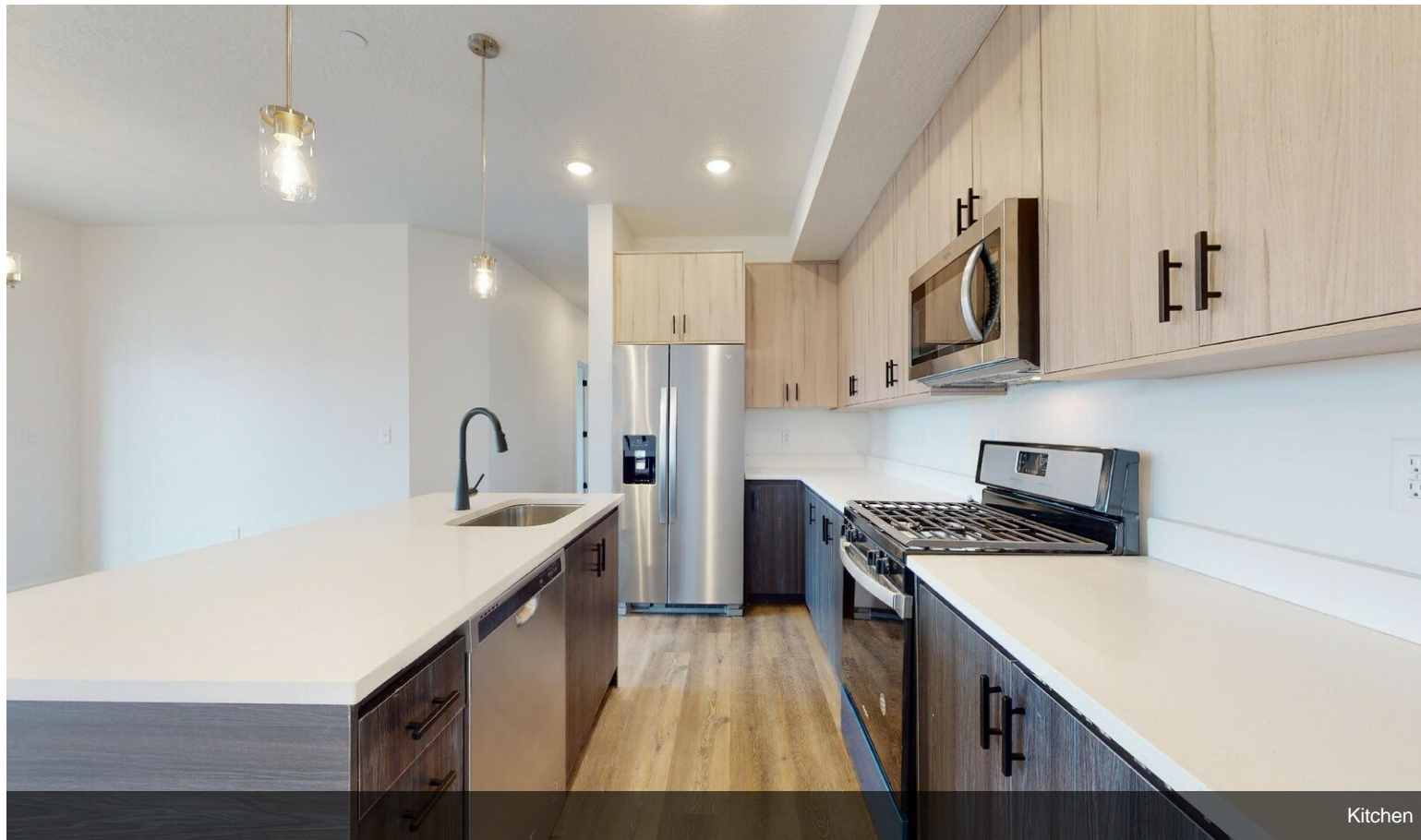


Kitchen



Living Area

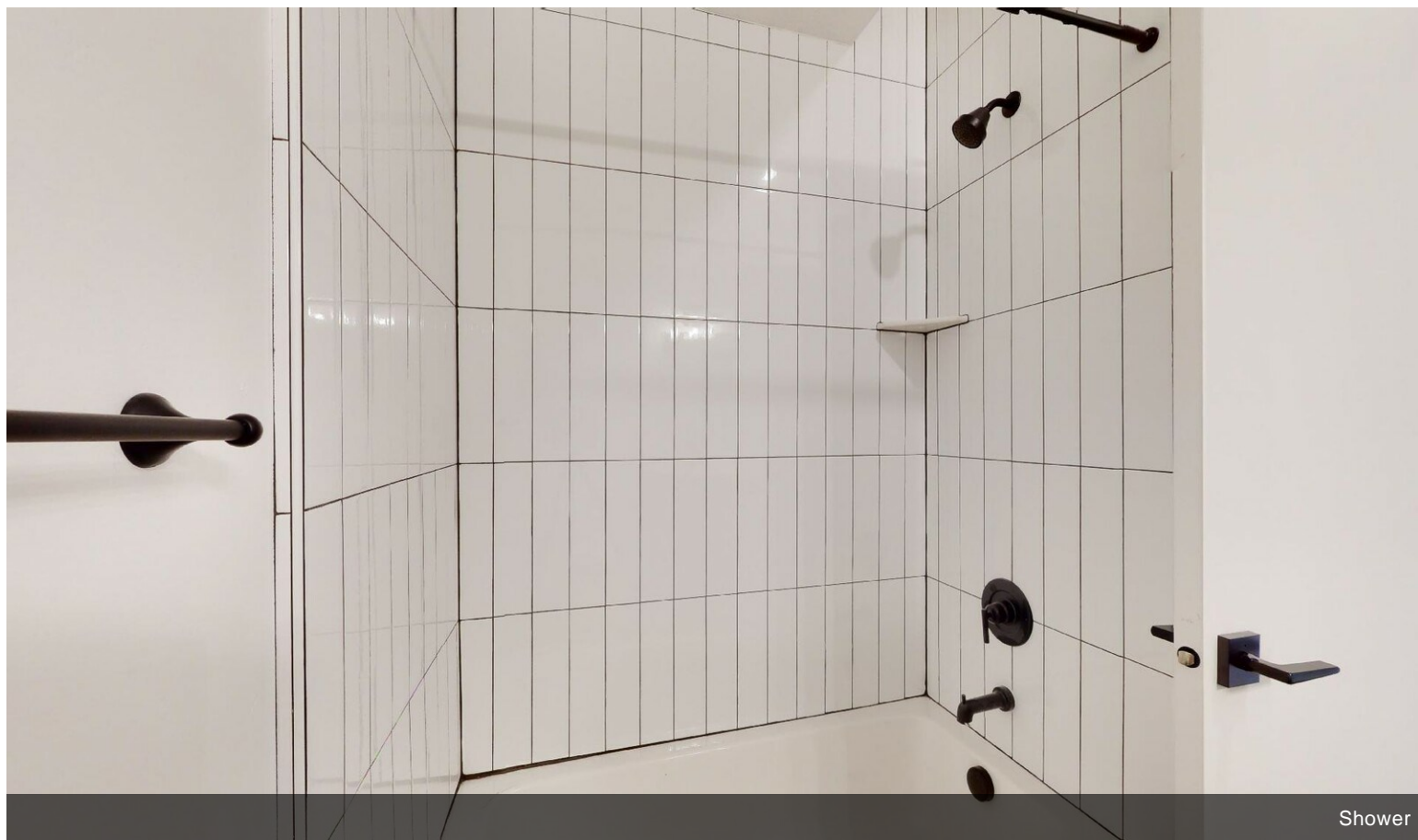
Property Photos



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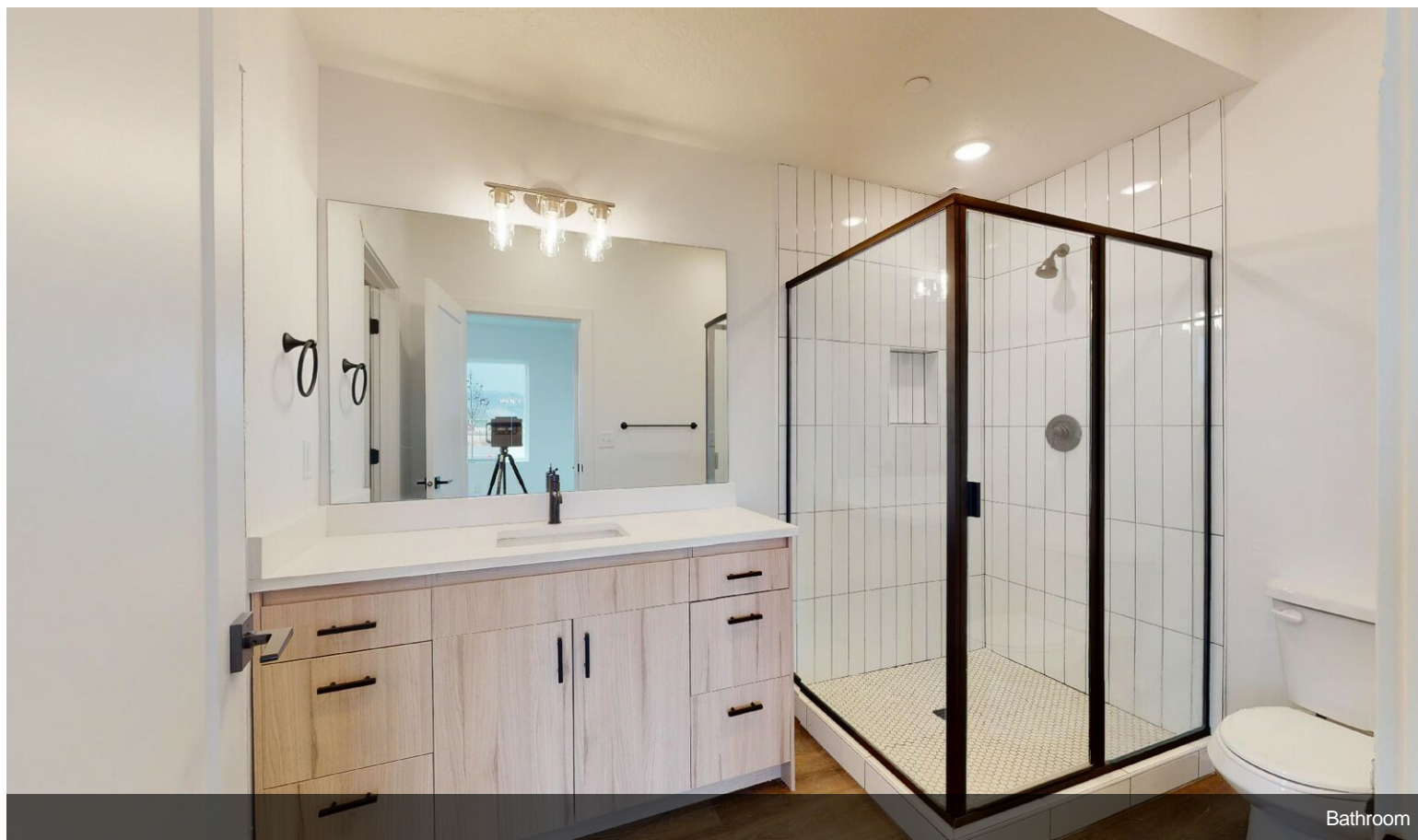
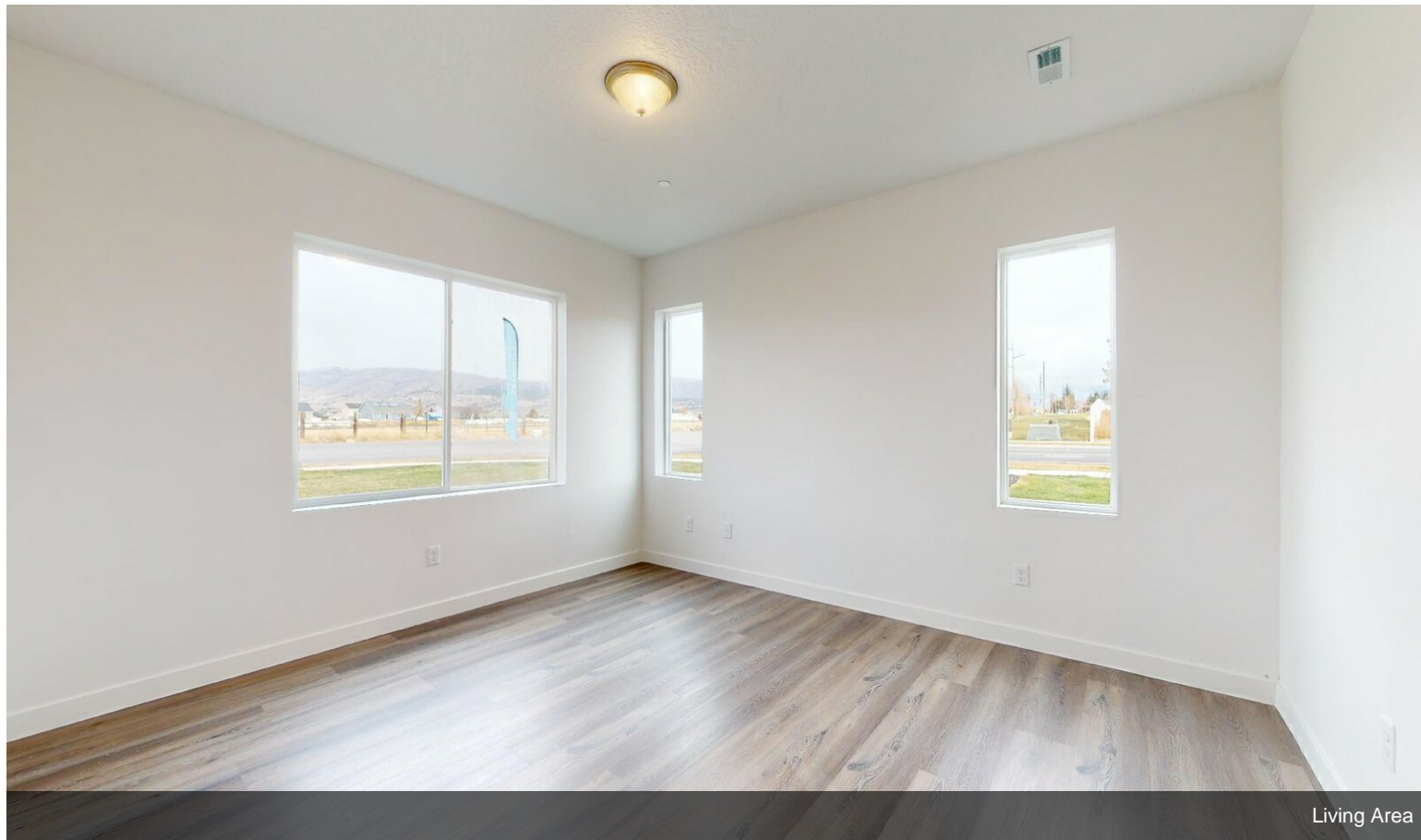


Bathroom

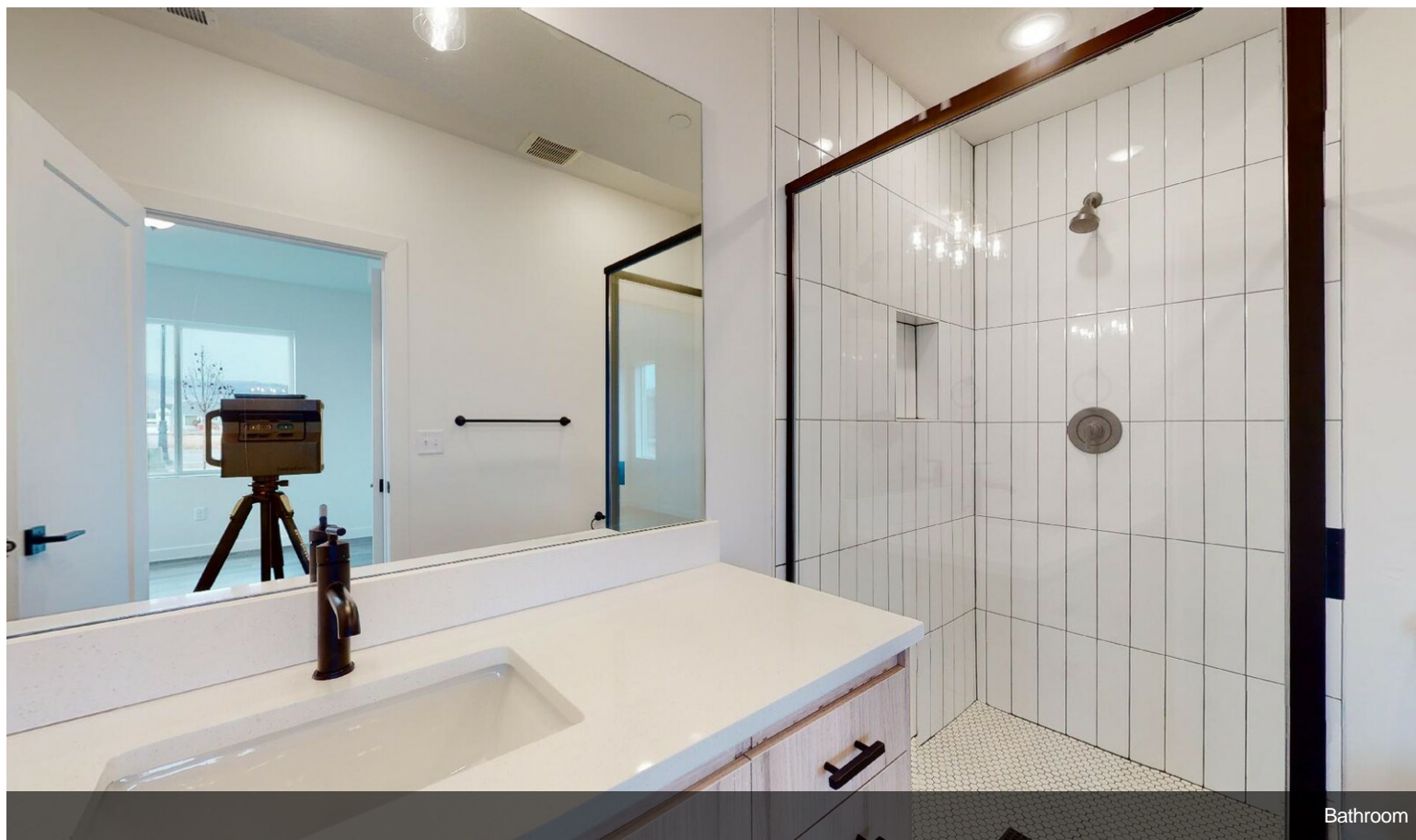


Shower

Property Photos



Property Photos



Bathroom

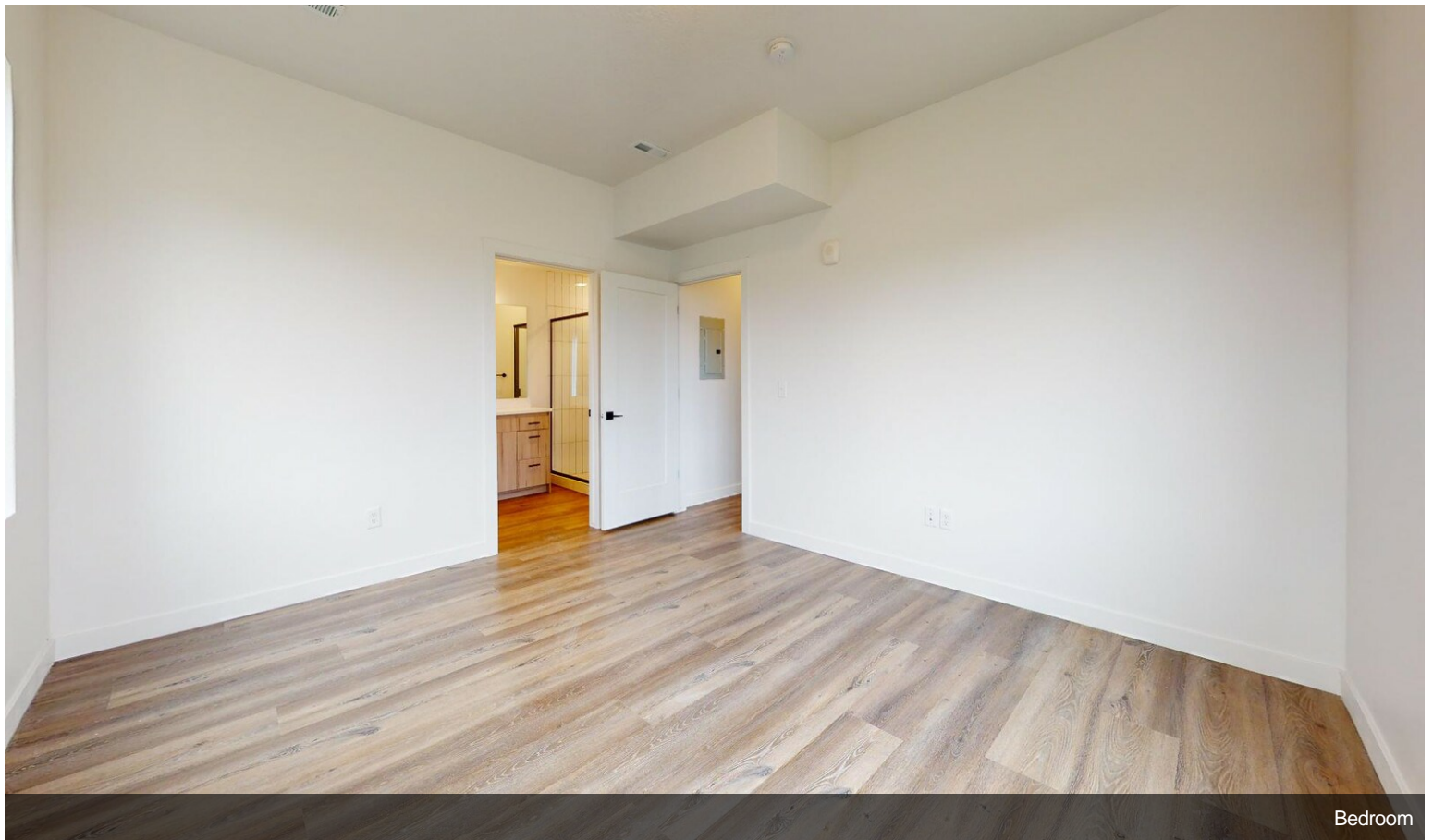


Sawmill Interior

Property Photos

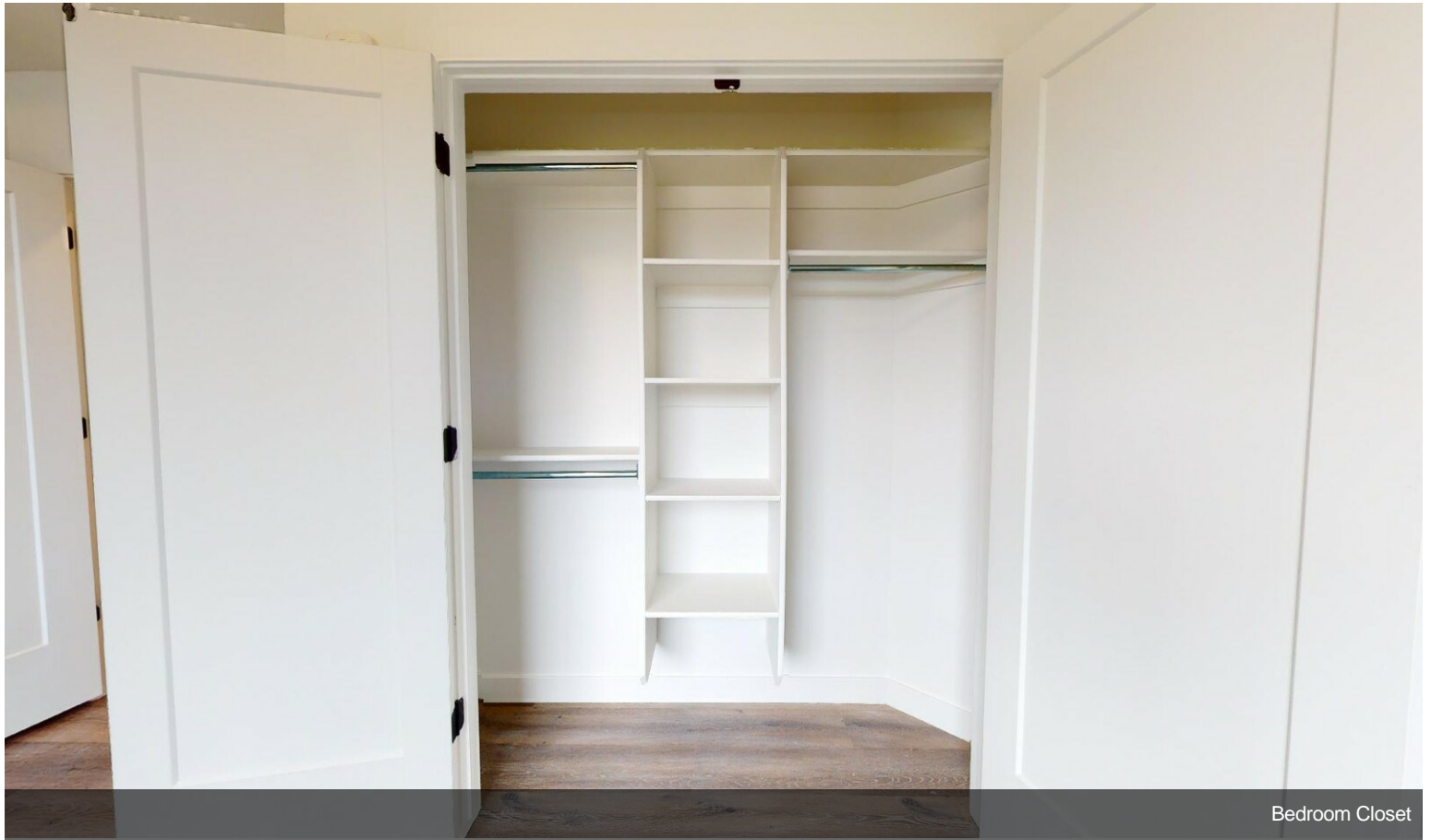


Bedroom



Bedroom

Property Photos

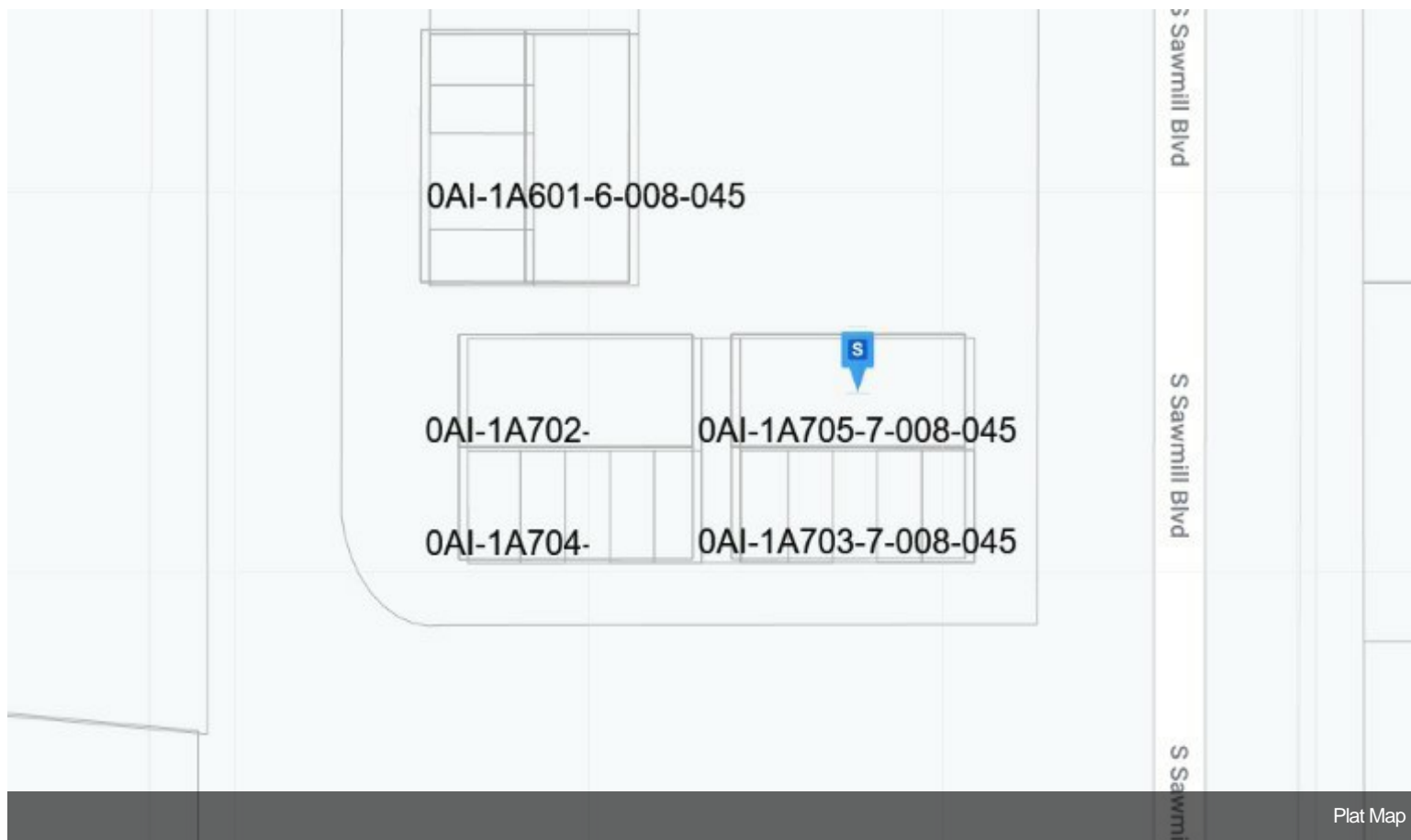


Bedroom Closet



Garage Interior

Property Photos



Plat Map



Aerial View