

FOR SALE



## PROPERTY DETAILS

7689 S. Center Sq., Midvale, UT 84047

- Sale Price: \$1,200,000 (\$214/SF)
- 5,600 SF, Two-Story Building on 0.48 Acres in the Heart of Midvale
- Zoning: TOD: Allows for a Wide Range of Uses Including Retail, Office, Residential, and Mixed-Use Developments
- Building is Equipped with Full Kitchen, Large Multi-Purpose Rooms, & Ample Surface Parking
- ADA Compliant- Multiple Chair Lifts Installed
- Surrounded by Residential Neighborhoods Including Station at Midvale Apartments & C-Street Townhomes
- Within Walking Distance of TRAX Midvale Center Station

### 2025 DEMOS



#### EST. POPULATION

1 MILE » **22,209**  
3 MILE » **129,988**  
5 MILE » **347,654**



#### EST. HOUSEHOLDS

1 MILE » **8,919**  
3 MILE » **50,465**  
5 MILE » **130,267**



#### EST. AVERAGE

**HH INCOME**  
1 MILE » **\$94,896**  
3 MILE » **\$117,946**  
5 MILE » **\$128,478**

# NEWMARK



## MOUNTAIN WEST

### SKYE GALLEY

sgalley@newmarkmw.com

direct 801.971.3602

[View Profile](#)

### ANDY MOFFITT

amoffitt@newmarkmw.com

direct 801.456.8811

[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**

312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800

[www.newmarkmw.com](http://www.newmarkmw.com)





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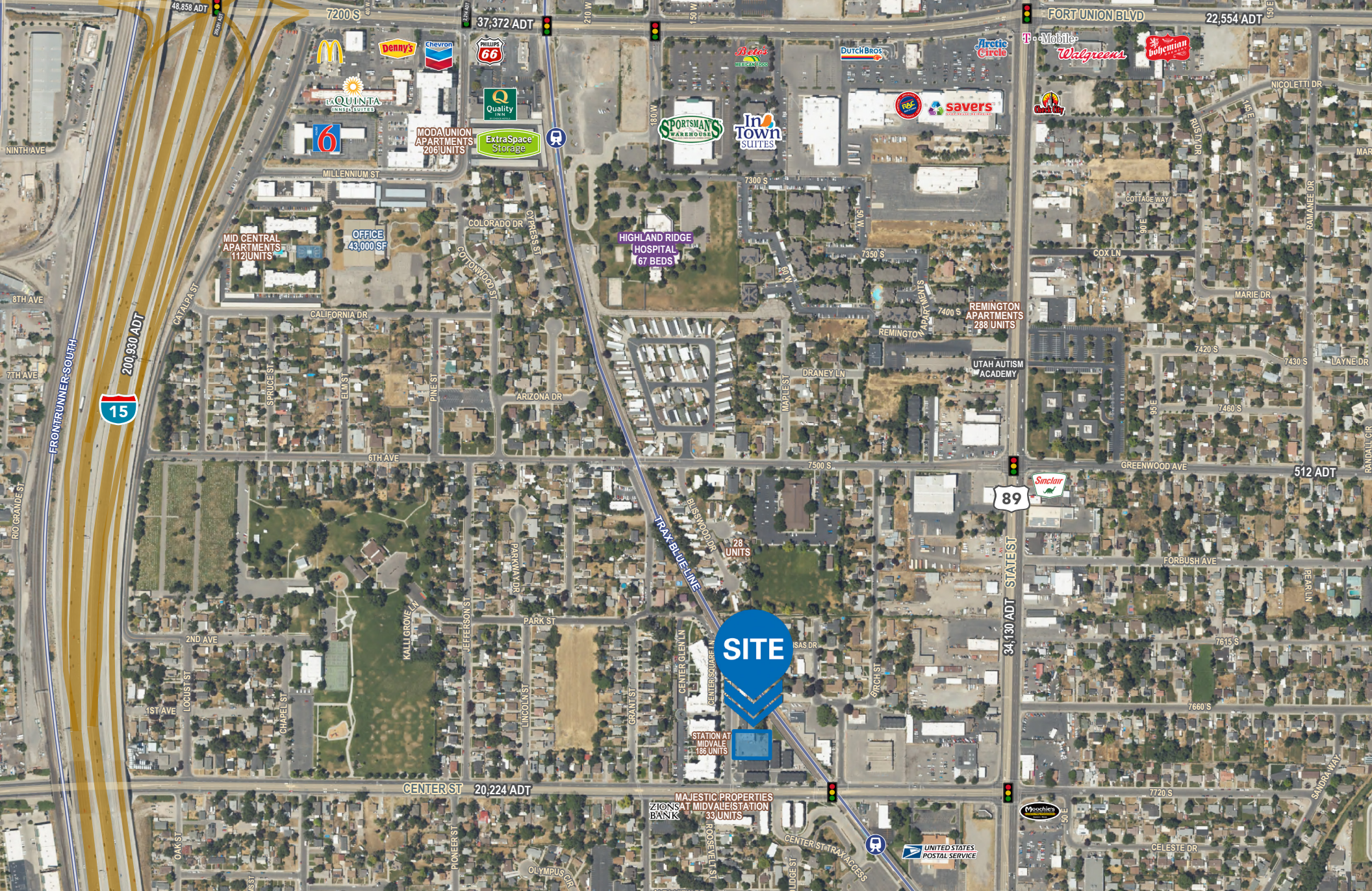
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## FINANCING QUOTE

LOAN TYPE	SBA 504	SBA 7(A)	CONVENTIONAL
<b>Listing Price</b>	\$1,200,000	\$1,200,000	\$1,200,000
<b>LTV</b>	90%	85%	75%
<b>Loan Amount</b>	\$1,080,000	\$1,020,000	\$900,000
<b>Down Payment</b>	\$120,000	\$180,000	\$300,000
<b>Term</b>	25	25	10
<b>Amortization</b>	25	25	25
<b>Interest Rate</b>	6.50%	7.25%	6.75%
<b>Estimated Monthly Payment</b>	\$7,290	\$7,375	\$6,220

Newmark Mountain West has been retained on an exclusive basis to market the property described as 7689 S. Center Sq., Midvale, UT 84047. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclu-

sive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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