



NET LEASED INVESTMENT

2324 SOUTH REDWOOD ROAD, WEST VALLEY CITY, UTAH 84119

Exterior Rendering

SALE PRICE: \$1,200,000.00
6% CAP RATE



PROPERTY INFORMATION

- ✓ 3,421 SF Retail With Drive-Thru
- ✓ 0.46 Acres
- ✓ Great Visibility On Redwood Road
- ✓ Zoned: C2
- ✓ Ample Parking: 30+ Parking Stalls
- ✓ Clean Phase 1 Environmental Report In Hand
- ✓ Multi-Tenant Possibility
- ✓ Drive-Thru Capabilities

INVESTMENT DETAILS

- **Purchase Price: \$1,200,000.00**
- Cap Rate: 6%
- Tenant: Express Dry Cleaners
- Annual Rents: \$72,000.00
- Lease Term: Three (3) Years
- Rent Increases: 4% Annually
- Options: One (1) Five (5) Year Option To Renew At FMV

Tenant Has Operated At This Location For 10 Years

Express Cleaners, LLC Has Been In Business For 66 Years With 3 Locations On The Wasatch Front

CONTACT US

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COLTER SMITH

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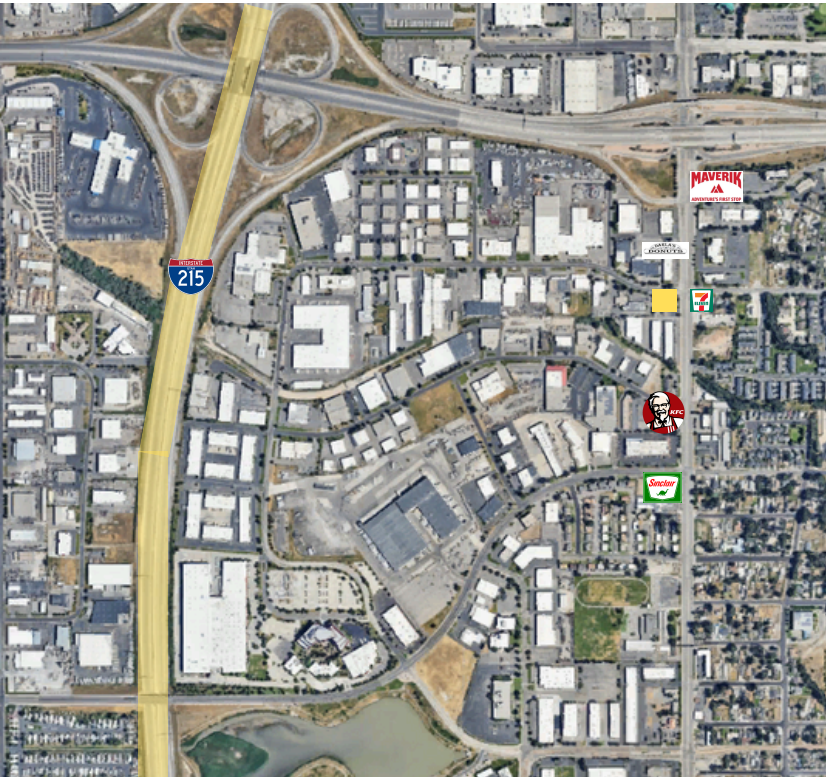
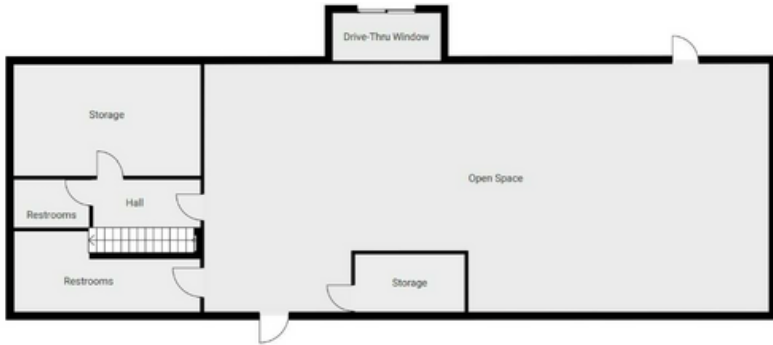
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Call Us
801.876.6070 📞



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,657	94,023	345,46
Households	1,424	32,374	135,044
Avg. Household Income	\$62,770	\$68,063	\$79,178

This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CRES office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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