

BLUFFDALE: 2 NEIGHBORING UNITS

EACH WITH THE FOLLOWING SQUARE FOOTAGE:

MAIN LEVEL: 2600 SQUARE FEET

SECOND LEVEL: 2100 SQUARE FEET

TOTAL: 4700 SQUARE FEET

(BOTH BUILDINGS COMBINED): 9400 SQUARE FEET

BUILDING IS FOR SALE OR LEASE

A brand new modern flex building for sale or lease. Fully improved and finished. Beautiful exterior and landscaping. Solid concrete tilt up building with modern brick and stone facade makes this building very sleek and professional.

Lease price of \$1.35 per square foot per month + NNN.

- 4700 SF Building Lease Price: \$6345
- Estimated NNN (\$0.25 per square foot): \$1175

All-in Monthly Lease Price including all triple net costs: \$7520

Estimated sale price of fully furnished and improved: \$300 per square foot

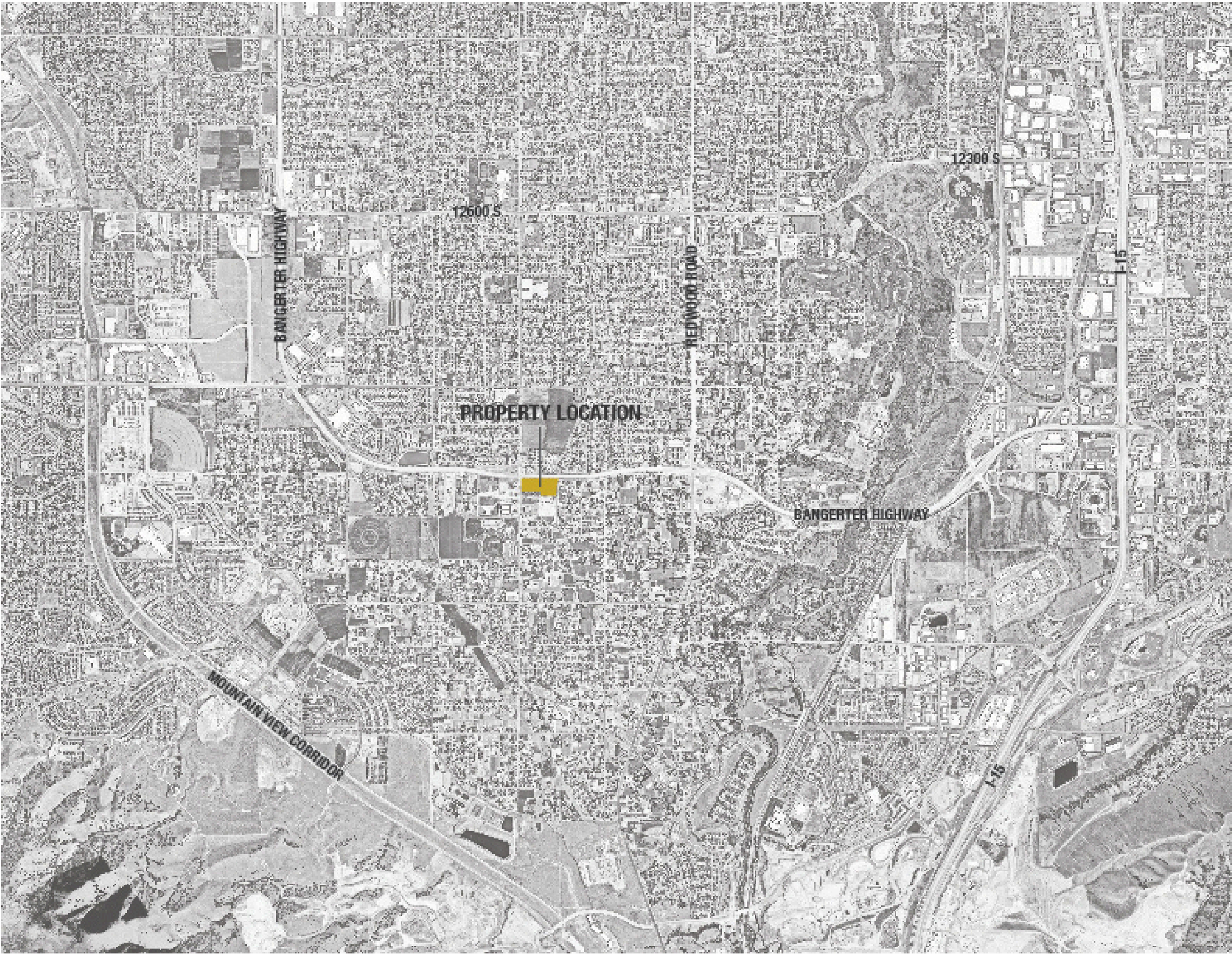
Sale Price: \$1,410,000



PROPERTY HIGHLIGHTS

- Large garage door and man door in back of unit.
- Storefront door in front of unit.
- Large windows.
- Incredible location in Bluffdale on Bangerter Highway.
- Very close to I-15. 2 minutes west of IKEA.

PROPERTY LOCATION





ENDLESS POSSIBILITIES

The images on the following slides are AI renderings which incorporate the actual measurements of the space. They are meant to help you get creative and see the potential for many different types of uses in this space.

UPSTAIRS & DOWNSTAIRS CAN BE MULTI-USE



- House your fitness/yoga studio upstairs with a small office space on the main floor.



UPSTAIRS & DOWNSTAIRS CAN BE MULTI-USE



- Perfect for dance classes or ballet on either floor, or both.

- Video production/studio on either floor.
- Office upstairs and shop or storefront on the main floor.



UPSTAIRS & DOWNSTAIRS CAN BE MULTI-USE



- Groundfloor retail space with Shop/storage upstairs.

- Multi level office space.
- Full multi-level retail with storage space in the back of ground floor.



UPSTAIRS & DOWNSTAIRS CAN BE MULTI-USE



- Store inventory in the back shop/storage area and sell it in the front.

- Perfect for medical services upstairs or main floor or both.



DON'T PAY FOR IT YOURSELF

Buy the completed building and sublet the part you don't need.

Example: If you choose to use the 2600 SF main level for your business and lease out the 2100 SF upstairs, you could realistically collect \$3255 per month to help cover your loan, property taxes, utilities and maintenance.



PLANNING AHEAD

We are building this in a way that makes it very easy to separate the upstairs and downstairs with a solid, keyed door between different businesses.



CUSTOMIZED FOR YOUR NEEDS

This brand new build can be customized to your needs. If you need several power outlets, lighting, or heating and cooling for your specific needs... Skip the headache and let us get it done on our building permit. Tenant improvement costs are included and built into the lease/sale price.



MAKE IT WORK FOR YOU.

Whether you are buying or renting, this opportunity works for you if you need 2100 SF, 2600 SF, 4700 SF, 6800 SF, 7300 SF or 9400 SF. Use the part you need and lease or sublet out the rest.



MAKE IT WORK FOR YOU.

We are planning to frame and complete this project similar to the pictures found on this listing. The earlier you get involved, the easier and less expensive it will be to customize the space in a way that works for your business.



DETAILED RENDERINGS

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