

NEWMARK



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PROPERTY DETAILS

623 E. Fort Union Blvd., Suites B3-4, Midvale, UT 84047

Price Reduction!

This investment presents a rare opportunity to acquire a fully leased commercial office condo in the thriving Midvale, Utah market. With a longstanding and reliable tenant in place, the property generates stable income while offering upside potential through both appreciation and rent growth, as the current lease rate is below market.

- 1,688 SF-7,128 SF can be sold
- Total GLA: 7,128 SF

- Price: \$1,655,889 (\$232/SF)
- CAP RATE: 6.50%

2025 DEMOS



EST. POPULATION

1 MILE » **19,496** 3 MILE » **132,236** 5 MILE » **331,274**



EST. HOUSEHOLDS

1 MILE » **8,233** 3 MILE » **52,875** 5 MILE » **127,503**

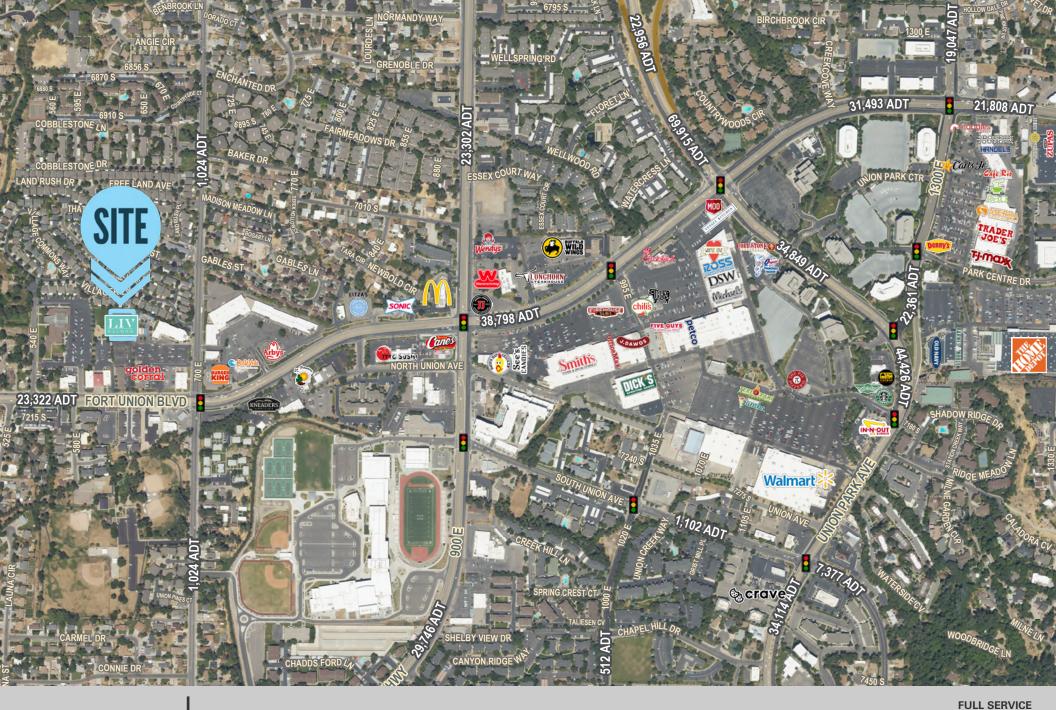


EST. AVERAGE HH INCOME

1 MILE » **\$112,442** 3 MILE » **\$125,452** 5 MILE » **\$131,243**

FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple Salt Lake City, Utah 84111 Office 801.456.8800 www.newmarkmw.com





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