

## INVESTMENT SALE



## 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

NEWMARK



MOUNTAIN WEST

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