



FOR SALE

# SMALL BAY/ INDUSTRIAL INVESTMENT

2970 S WEST TEMPLE  
SOUTH SALT LAKE CITY, UT

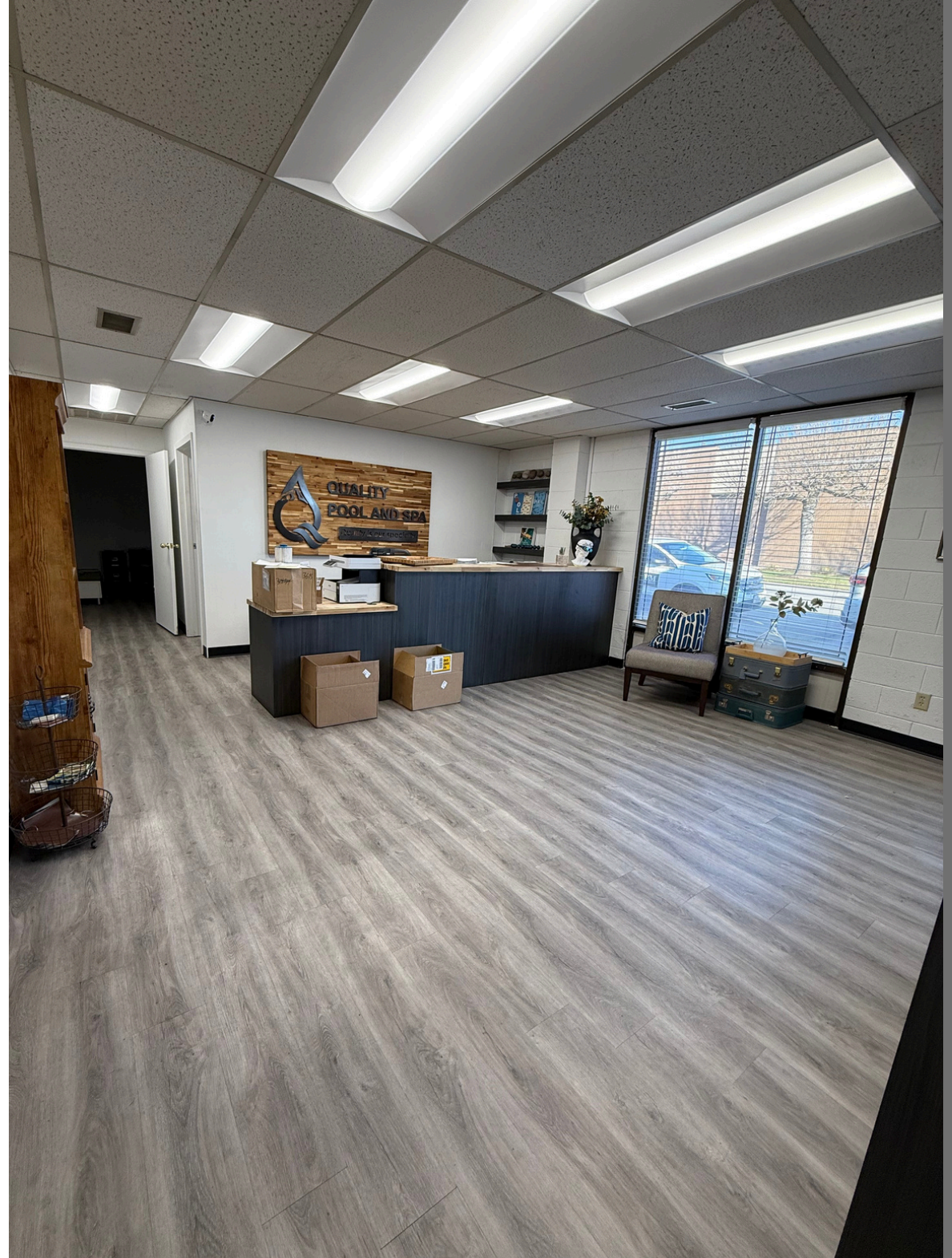
**JONAH HORNSBY, CCIM**  
JONAH@ACRESUTAH.COM  
801.580.4945

OWNER/AGENT

**ALIGN**  
COMPLETE REAL ESTATE SERVICES

# PROPERTY DETAILS

Address	2970 S West Temple
Asset Type	Small Bay Industrial
Building Size	8,366
Site Size	.45 of an acre
List Price	\$2,195,000
Year Built	1972
Parcel Number	15-25-276-019
Zoning	TOD
# of Units	4
Vacancy	0%
NOI	\$138,720.00



# RENT ROLL

Recurring

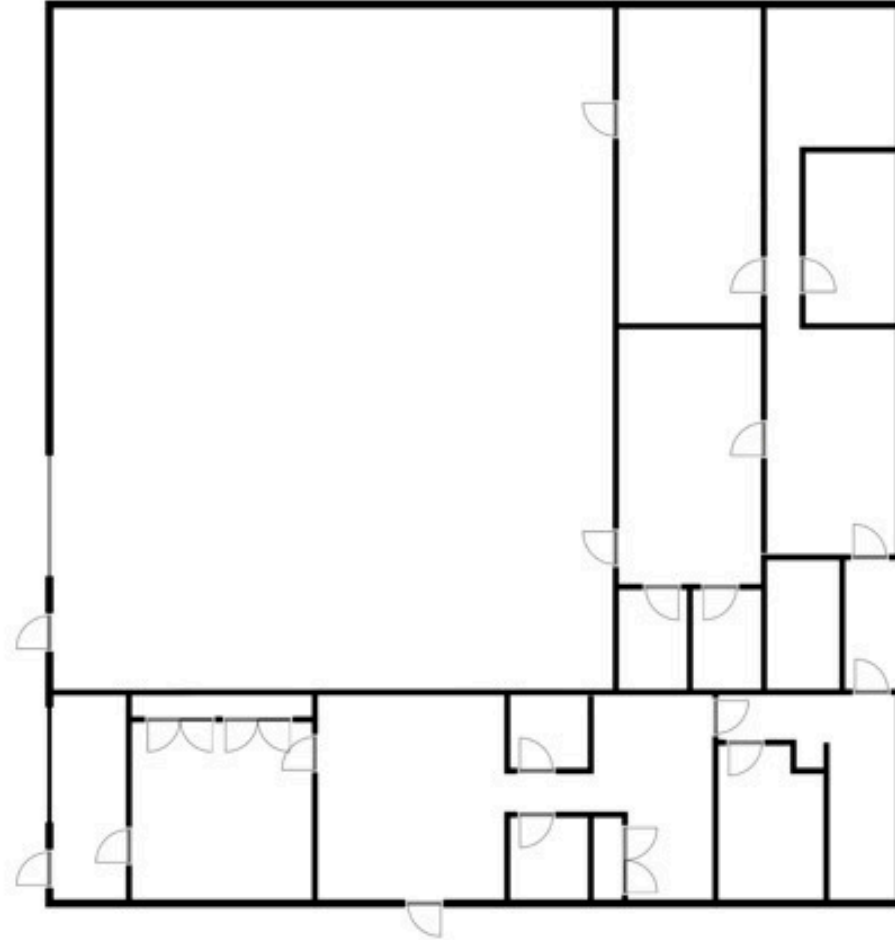
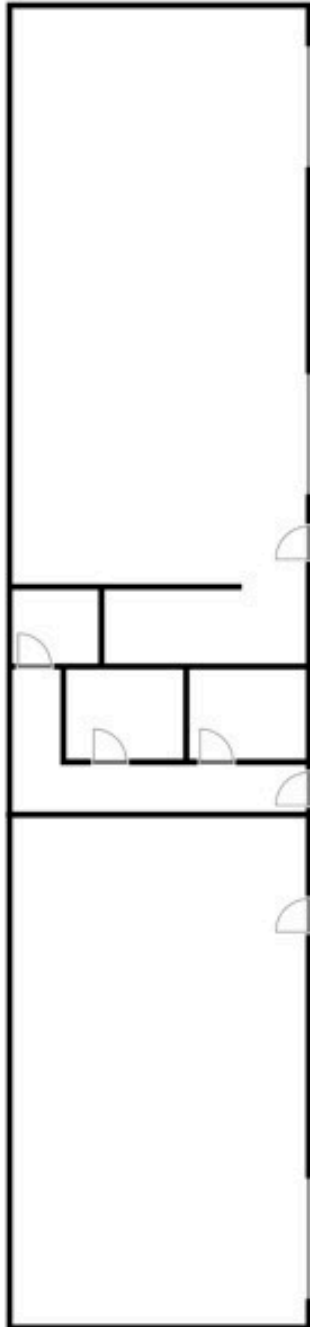
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
<b>West Temple Management, LLC</b>													
Unit A	Jeremy Porter	5/1/2025	4/30/2027	- / -	Monthly	5/1/2025	5,423.85	6,323.32	0.00	6,323.32	5,586.57	0.00	(542.38)
							CAM	899.47					
							RI Rent Income	5,423.85					
Unit B	Colour Maisch, Jorge Rojas	5/1/2023	5/31/2026	- / -	Monthly	5/1/2023	2,142.99	2,443.62	0.00	2,443.62	1,650.00	0.00	0.00
							RI Rent Income	2,142.99					
							CAM	300.63					
Unit C	Cathy Sergo	3/23/2023	3/31/2028	- / -	Monthly	3/23/2023	3,994.34	4,632.11	0.00	4,632.11	1,000.00	0.00	0.00
							CAM	637.77					
							RI Rent Income	3,994.34					
<b>Total for West Temple Management, LLC</b>							<b>\$11,561.18</b>	<b>\$13,399.05</b>	<b>\$0.00</b>	<b>\$13,399.05</b>	<b>\$8,236.57</b>	<b>\$0.00</b>	<b>(\$542.38)</b>



# SITE PLAN



# FLOOR PLAN



# LOCAL AREA MAP



