

Office/Warehouse/Shop & Yard for Sale

Purchase Price: \$2,300,876.00



Upper Level Office/Shop/Yard:

- Tenant: Canyon Transportation
- LED: 6/30/2026
- 2,100 SF Office
 - 5 Private Offices
 - Reception Area
 - Break Room
- 2,000 SF Shop

Rent Roll (Sept 2024)

- Income: \$126,667.68
- Expenses: 13,447.44
- NOI: \$113,220.24

Proforma

- Income: \$151,500.00
- Expenses: 13,447.44
- NOI: \$138,052.56
- Purchase Price: \$2,300,876.00
- CAP Rate: 6.0%

Lower Level Office:

- Tenant: Ataly Styles
- LED: 12/10/2025
- 2,100 SF Office
 - 5 Private Offices
 - Reception Area
 - Break Room

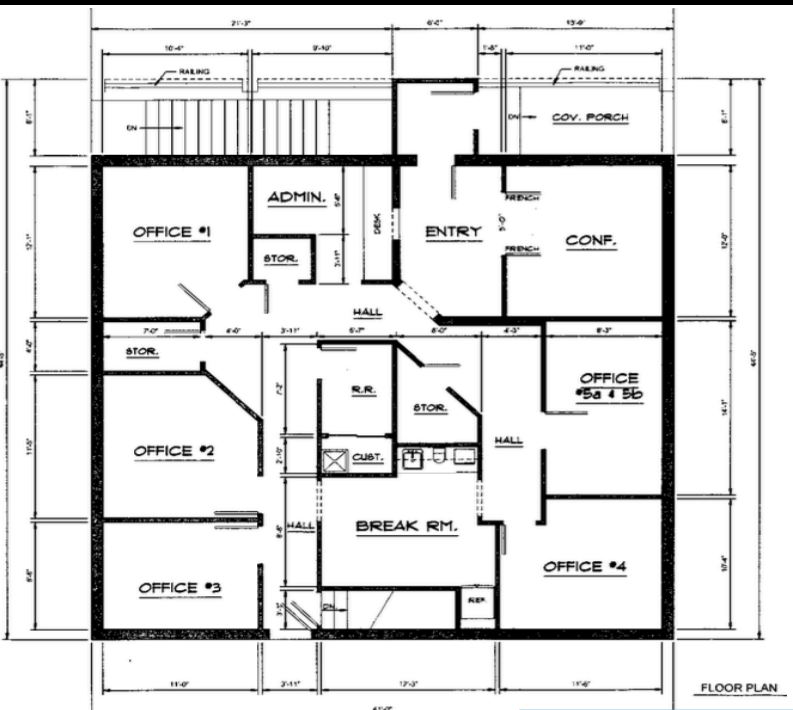
YESCO Billboard Sign Lease:

- \$1,600.00 per month
- 0.70 Acres Yard



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801.876.6070**

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