

# FOR SALE

## Two Office Condo Units

2708 S. Redwood Rd., West Valley City, UT 84119

**SELLER-FINANCING AVAILABLE!**



**JASON HAGBLOM**  
Principal Broker

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### PROPERTY HIGHLIGHTS

- ▄ Total Size: 2,048 square feet
- ▄ Number of Units: 2
- ▄ Location: 2nd floor
- ▄ Private offices: 7
- ▄ Year Built: 1998
- ▄ Year Remodeled: 2025
- ▄ Zoning: M (Manufacturing)

**OPPORTUNITY!** This double-unit office property is ideal for both owner/users and investors. A buyer could also occupy half the space and rent out the other half. Both units completely remodeled in December 2025, with brand new carpet and paint. Located on Redwood Road with easy access to I-15, I-215, I-80 and Hwy 201. Many nearby amenities and run by a professional HOA. Call NEXUS now to schedule a showing!



### SALE SUMMARY

- ▄ Sale Price: ~~\$450,560 (\$220 PSF)~~ \$425,000 (\$207.52 PSF)
- ▄ Building is ideal for mutli-tenant - can easily demise to 2 units
- ▄ Property is vacant and ready for immediate occupancy

# BUILDING INFO & FLOOR PLAN

## BUILDING INFO.

**Property Type:** Office

**Size:** 2,048 Square Feet

**Units:** 2 (with 2 separate entrances)

**Location:** 2nd Floor

**Private Offices:** 7

**Zoning:** M (Manufacturing)

**Internet:** Comcast & others

**Lights:** New LED fixtures

**Year Built:** 1998

**Year Remodeled:** Dec. 2025

**Condition:** All new carpet and paint

**Parcels:** 15-22-377-039-0000 (#203)  
& 15-22-377-040-0000 (#204)

**Property Taxes:** \$3,593/year

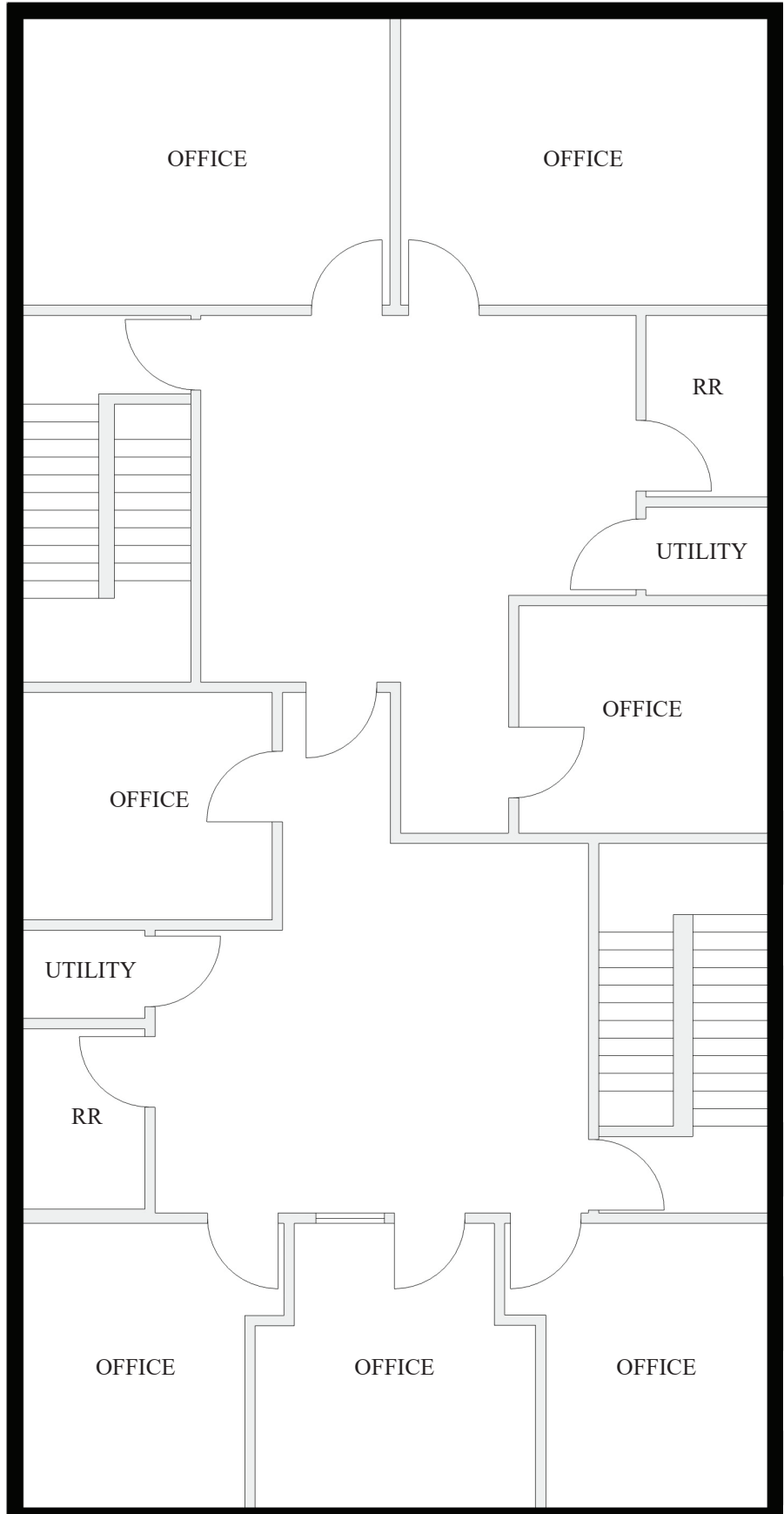
**HOA:** \$506/month

## SELLER-FINANCING SCENARIO

(subject to approved credit)

\$425,000	Purchase Price
<u>-85,000</u>	<u>-Down Payment (20%)</u>
\$340,000	Seller-Finance
5.00%	Interest Rate
20	Amortization (yrs)
<u>5</u>	<u>Balloon (yrs)</u>
<b>\$2,244</b>	<b>Monthly Payment</b>
<u>2,048</u>	<u>Square Feet</u>
\$13.15	Effective Lease Rate NNN

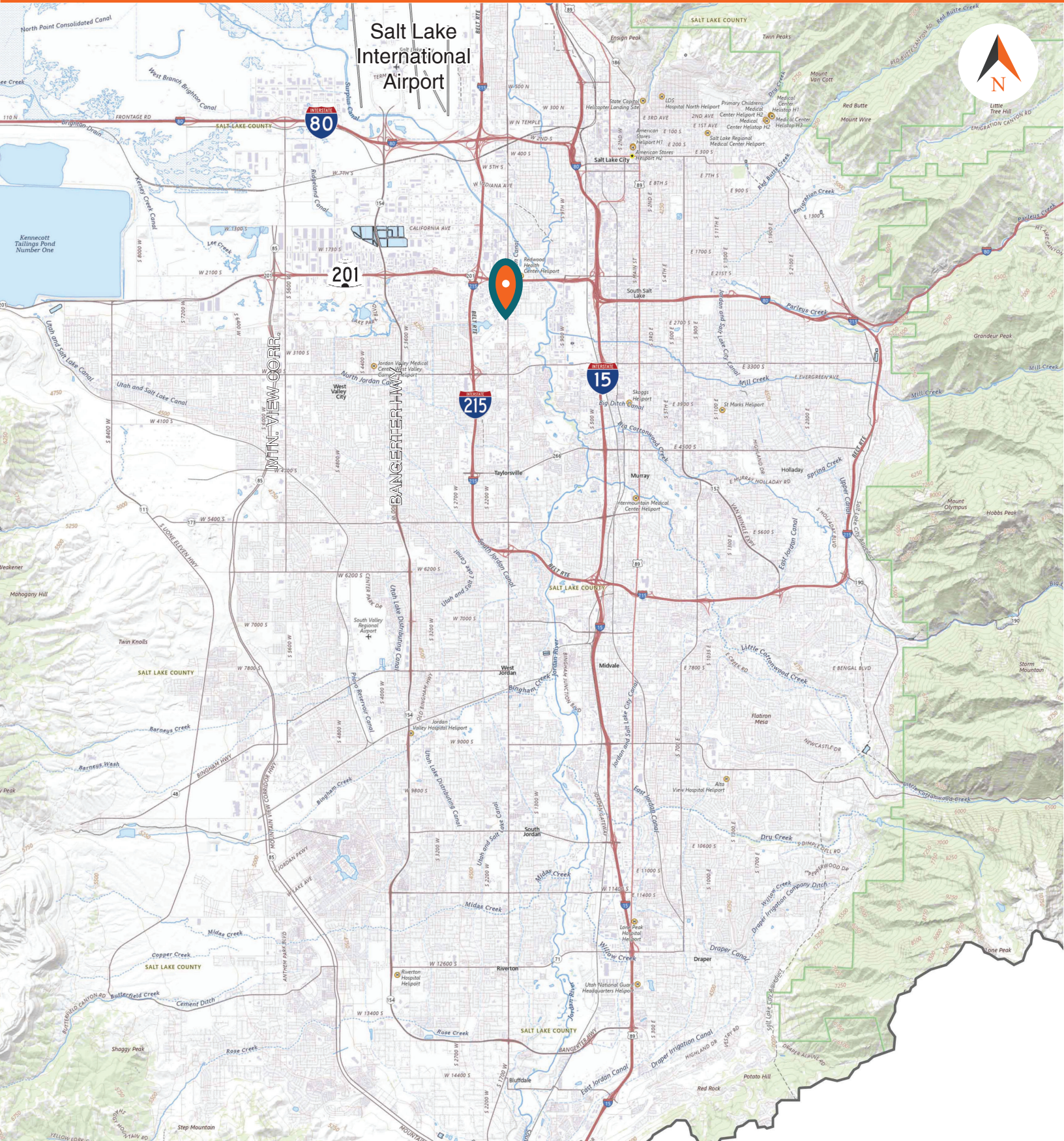
The information contained herein is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property shall be conducted through the NEXUS office. All information, while not guaranteed, has been secured from sources we believe reliable. Tenant/Buyer to verify all information.



# PROPERTY PHOTOS



# LOCATOR MAP





# CONTACT

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