



REDWOOD ROAD FULLY LEASED OFFICE INVESTMENT

10929 SOUTH REDWOOD ROAD, SOUTH JORDAN 84095

**PURCHASE PRICE: ~~\$4,450,000.00~~
REDUCED TO \$3,799,000.00!**

QUIETLY MARKETED - DO NOT DISTURB TENANTS



PROPERTY INFORMATION

- ✓ 10,000 SF Two Story Office Building
- ✓ Owner User Potential
- ✓ Newly Built in 2020
- ✓ Site Size: 0.59 Acres
- ✓ 24 Hour Secure Access
- ✓ Solar Panels (Owned Outright)
- ✓ ADA Accessible with Elevator Access
- ✓ Signage Available
- ✓ Just off Redwood Road
- ✓ Excellent South Jordan Location
- ✓ Nearby 1-15 Access

FINANCIAL INFORMATION

- ✓ Gross Operating Income: \$258,894.60
- ✓ Operating Expenses: \$26,078
- ✓ Net Operating Income: \$232,816.60
- ✓ **Cap Rate: 6.1%**

CONTACT US

KELLEN KONCAR

✉ kellen@cresutah.com 📞 801-824-1311 🌐 www.cresutah.com 📍 2040 E. Murray Holladay Road Suite 106 Holladay, UT

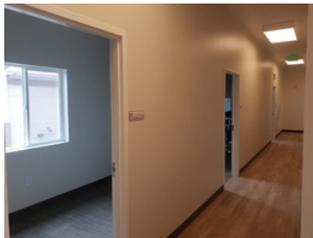
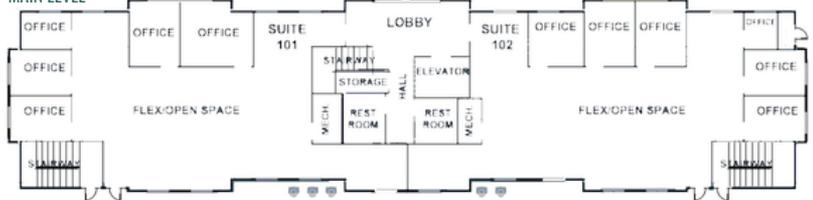
Tel: 801.876.6070 📶



SECOND LEVEL



MAIN LEVEL



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CRES Office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

CONTACT US

KELLEN KONCAR

Tel: 801.876.6070

✉ kellen@cresutah.com 📞 801-824-1311 🌐 www.cresutah.com 📍 2040 E. Murray Holladay Road Suite 106 Holladay, UT