

FOR SALE

Price Reduced

NEWMARK



MOUNTAIN WEST

PETER BLACK

pblack@newmarkmw.com

direct 801.971.9425

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PROPERTY DETAILS

1528 N. Commerce Dr., Saratoga Springs, UT 84045

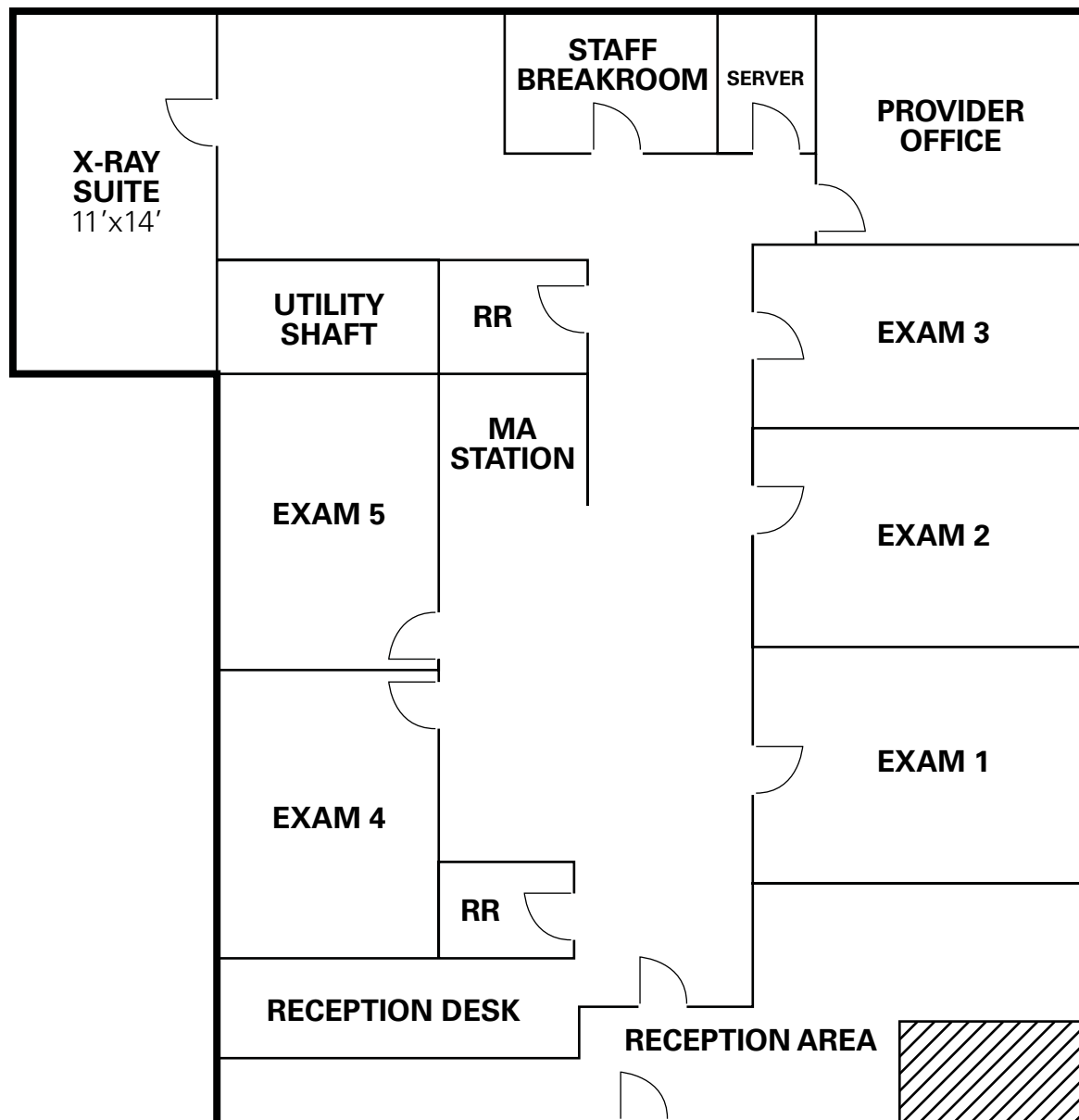
- Office investment sale: stable, long-term tenant
- 2,127 RSF (2,044 USF)
- Condo unit inside of a larger 18,921-square-foot building
- Asking price: \$999,038 (\$470/SF)
- Cap rate: ~~5.50%~~ 6.00%
- In-place NOI: \$59,942/year
- Lease term: September 30, 2032 (approximately seven years)
- Tenant: Utah County WIC Program (Utah County Health Department)
- HOA: \$639.77/month (paid by tenant)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800

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FLOOR PLAN

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<u>TENANT NAME:</u>	<u>RSF</u>	<u>SF/Year</u>	<u>Base Monthly Rent</u>	<u>Base Annual Rent</u>	<u>Expiration Date</u>
Utah County (WIC)	2,127 sq. ft. X	\$28.18 NNN	\$ 4,995.19	\$59,942	9/30/32
	2,127 sq. ft. X	\$28.18 NNN	\$4,995	\$59,942	

Average Annual CAMs
\$ 11,586.24 per year paid to LL

Tenant pays gas and electric separately

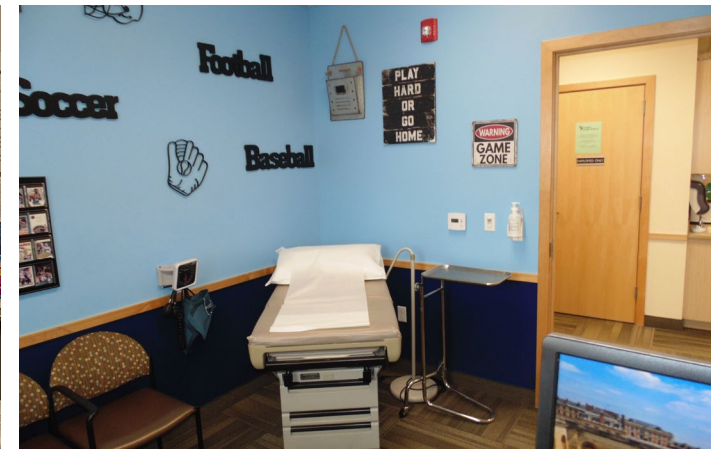
In-Place Net Operating Income (NOI):	\$59,942
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<u>Total Building</u>	<u>Cap Rate</u>	<u>Asking Price</u>	<u>Price PSF</u>
2,127 SF	6.00%	\$999,038	\$470



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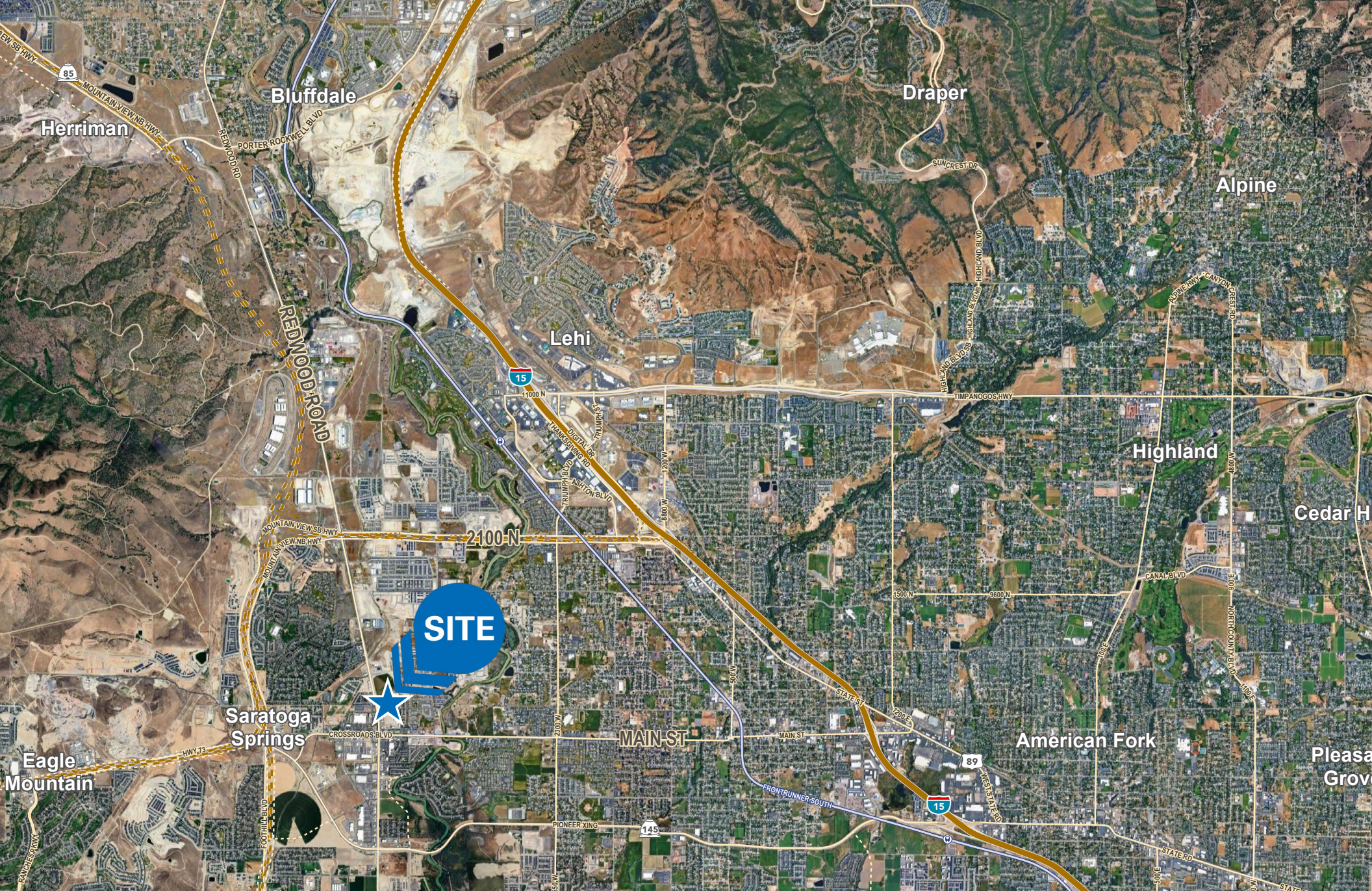
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