

FOR SALE

Price Reduced

NEWMARK
MW MOUNTAIN WEST



PROPERTY DETAILS

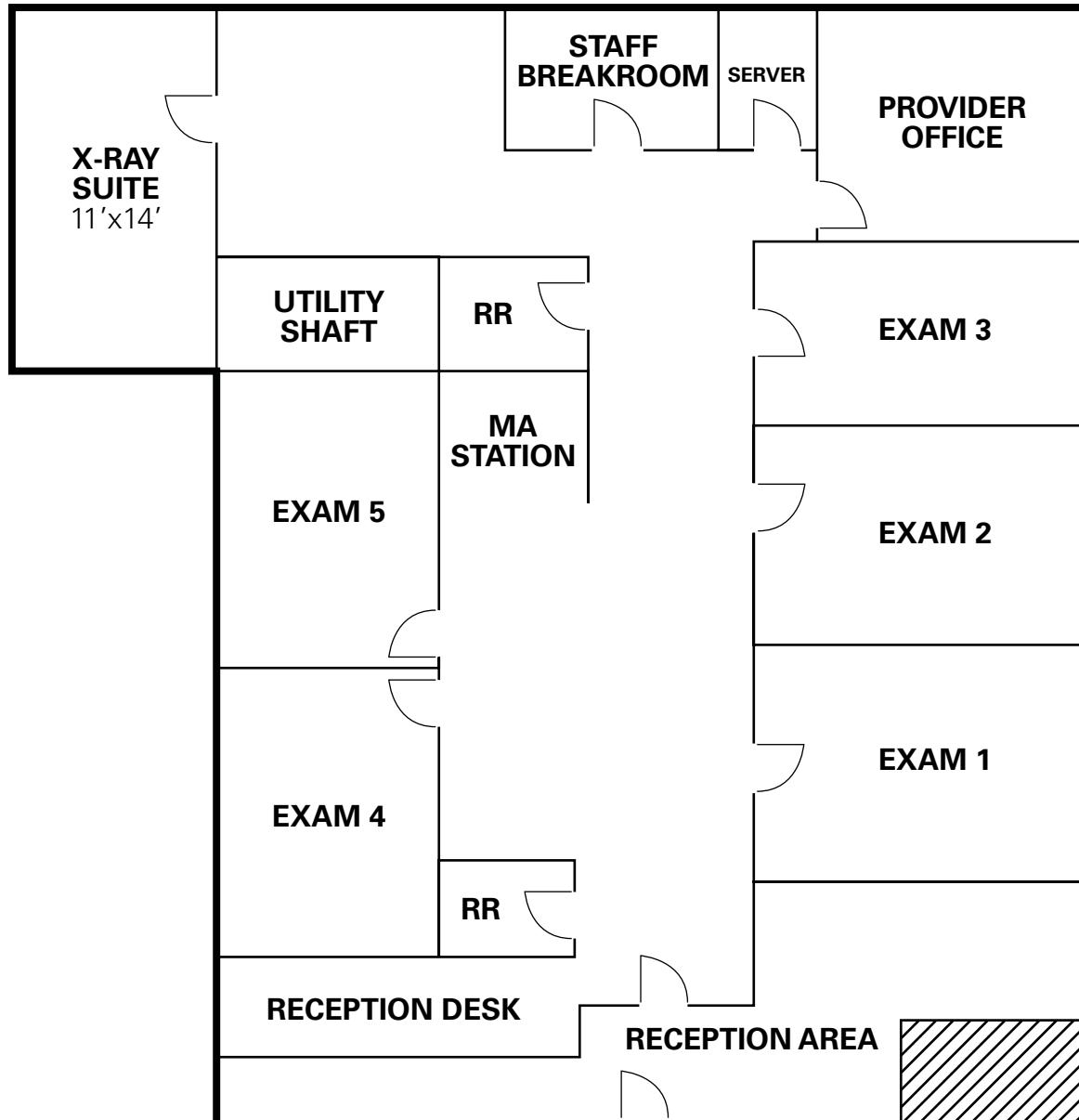
1528 N. Commerce Dr., Saratoga Springs, UT 84045

- 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)

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312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

SARATOGA MEDICAL CONDOS

FLOOR PLAN



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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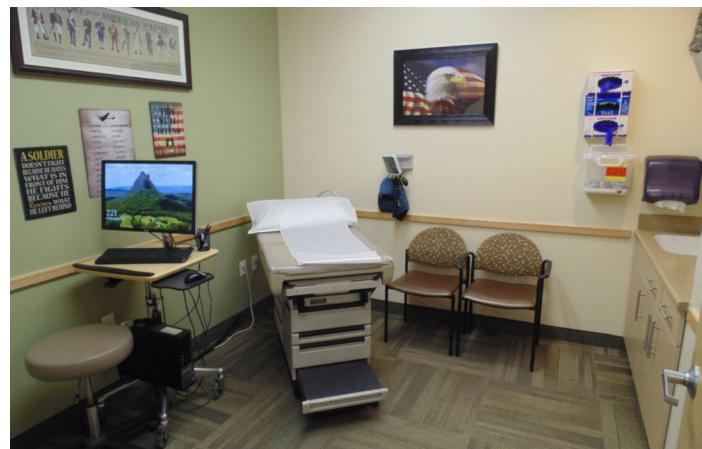
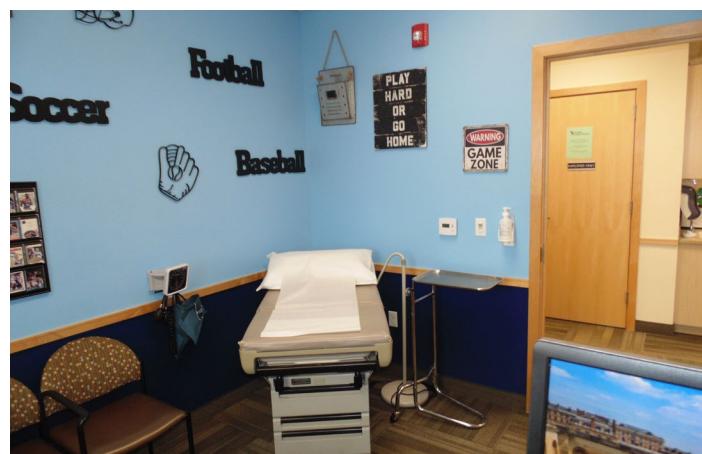
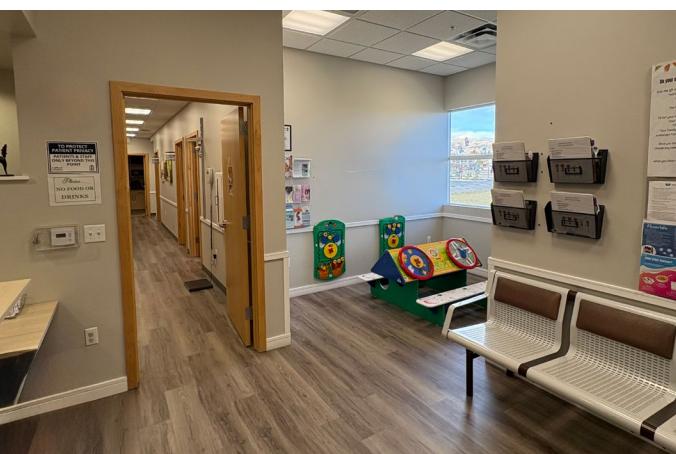
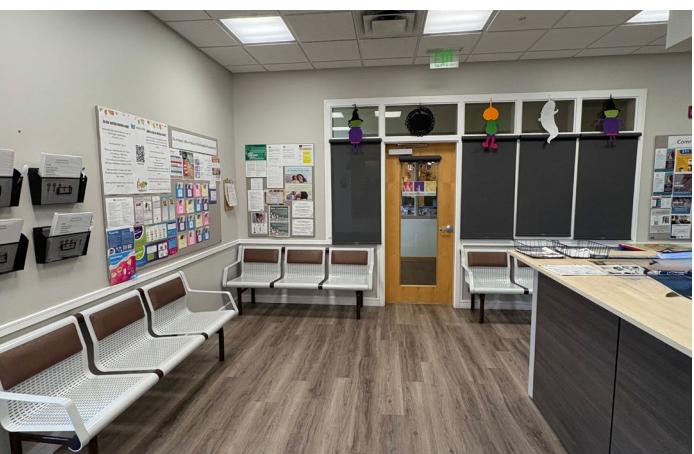
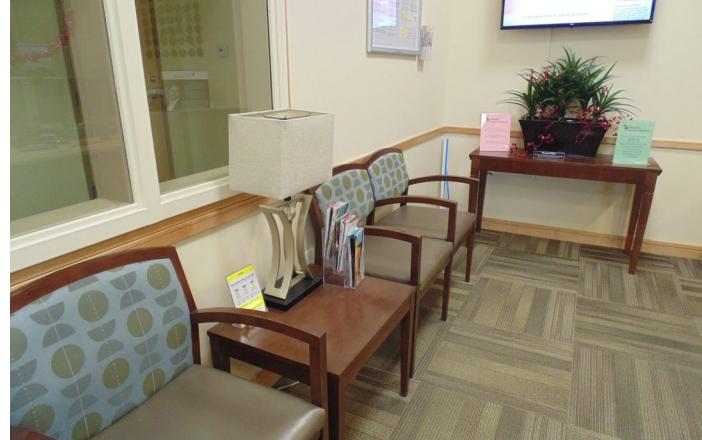
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Tenant Name:	RSF	SF/Year	Base Monthly Rent	Base Annual Rent	Expiration Date
Utah County (WIC)	2,127 sq. ft. X	\$28.18 NNN	\$ 4,995.19	\$59,942	9/30/32
	2,127 sq. ft. X	\$28.18 NNN	\$4,995	\$59,942	
					Average Annual CAMs
					\$ 11,586.24 per year paid to LL
Tenant pays gas and electric separately					
In-Place Net Operating Income (NOI):					\$59,942
Total Building	Cap Rate	Asking Price	Price PSF		
2,127 SF	6.00%	\$999,038	\$470		



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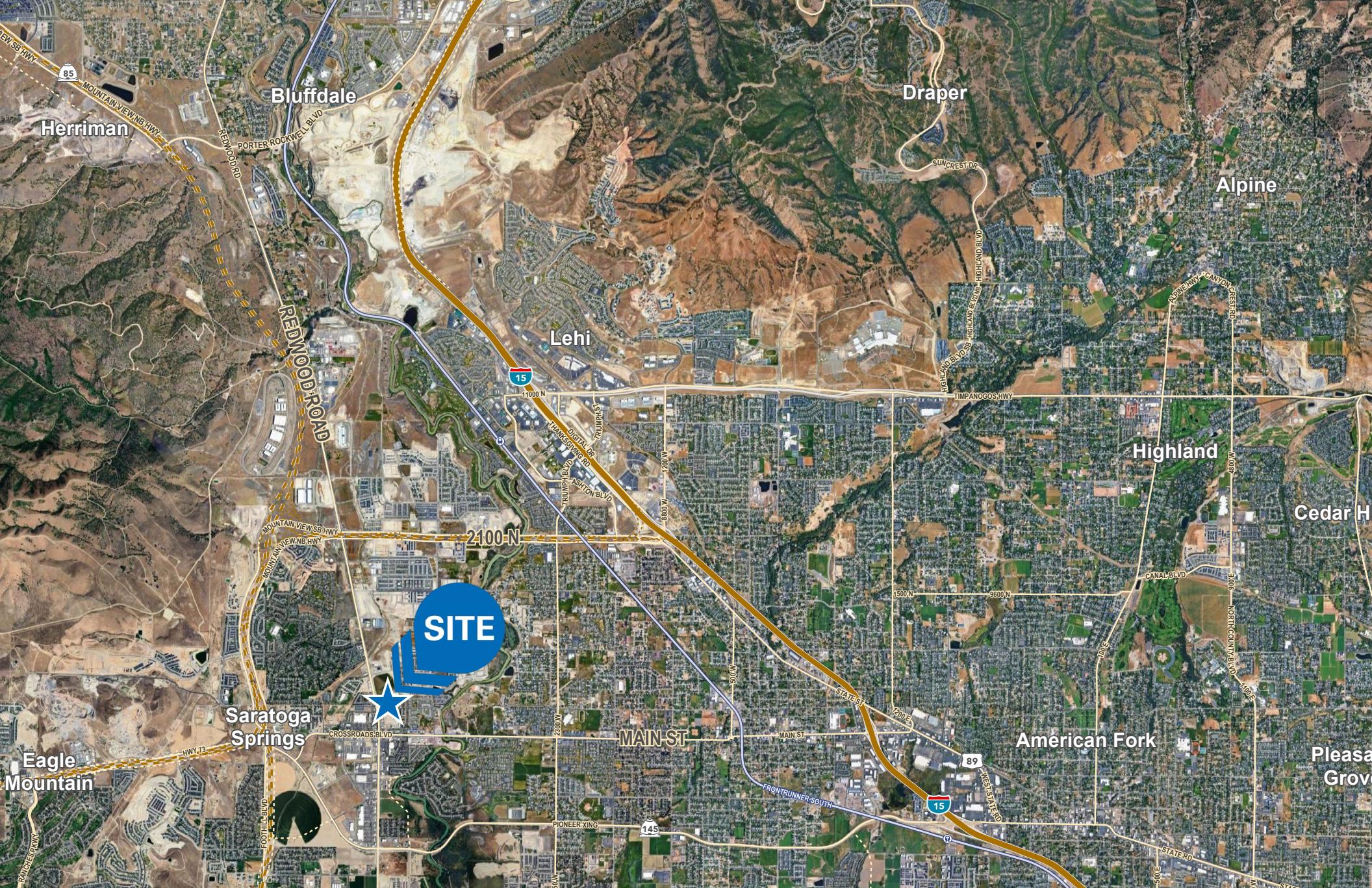
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