

OFFICE BUILDING FOR SALE

COTTONWOOD MEDICAL PLAZA

201 E 5900 S, Murray, UT 84107



Property Description

Introducing an exceptional investment opportunity in the Salt Lake City area. This property offers 22,732 SF of prime office/medical space across 8 units, ideally situated on 0.62 acres. Boasting a strategic location adjacent to TOSH and surrounding medical facilities, this property is enhanced by on-site storage, ample surface and underground parking, and easy access to I-15 & I-215. With a favorable 80% occupancy rate, this established building, constructed in 1982 and renovated in 1997, presents a compelling investment opportunity for discerning office building investors seeking a strategic foothold in the flourishing Salt Lake City market. Additionally, the availability of additional 2nd level square footage provides flexibility for an owner/user, ensuring adaptability to evolving business needs.

Offering Summary

Sale Price:	\$4,900,000.00
Number of Units:	8
Lot Size:	0.62 Acres
Building Size:	22,732 SF
NOI:	\$304,186.00
Cap Rate:	6.21%

Demographics

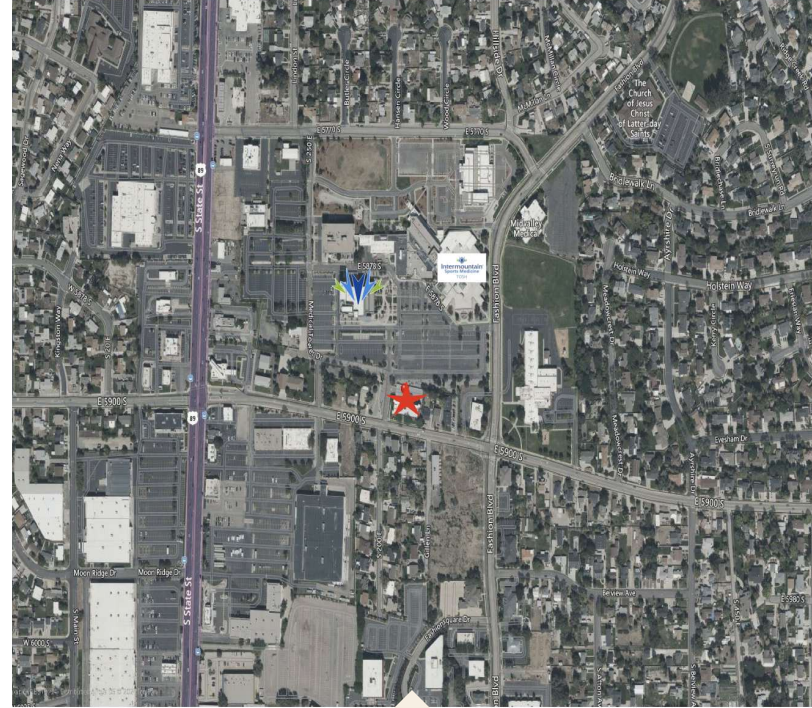
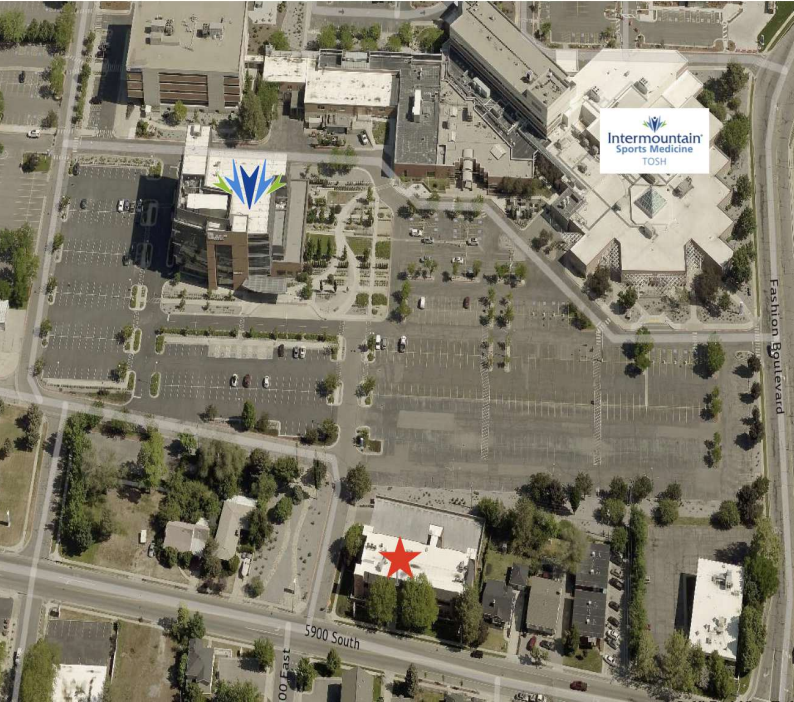
	0.25 Miles	0.5 Miles	1 Mile
Total Households	260	1,039	4,902
Total Population	801	3,004	12,180
Average HH Income	\$103,895	\$95,502	\$80,688

CHRISTIE DAUGHERTY, CCIM

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Building Name	Cottonwood Medical Plaza
Property Type	Office
Property Subtype	Office Building
APN	22-18-326-010-0000
Building Size	22,732 SF
Lot Size	0.62 Acres
Building Class	B
Year Built	1982
Year Last Renovated	1997
Number of Floors	3
Average Floor Size	9,785 SF
Parking Spaces	66
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

- - 22,732 SF prime office/medical space
- - 8 units for flexible tenancy options
- - Constructed in 1982, renovated in 1997
- - Strategic location adjacent to TOSH and medical facilities
- - On-site storage for convenience
- - Ample surface & underground parking
- - Easy access to I-15 & I-215 for seamless commuting
- - 0.62-acre lot providing space and flexibility
- - Favorable 90% occupancy rate
- - Proximity to FashionPlace Mall and local businesses
- - Additional 2nd level square footage available for owner/user

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