

CONFLUENCE FLEX INVESTMENT

692 & 696 West Confluence Avenue | Murray, UT 84107



Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com

TANNER PULISPER
Associate
m 801.636.0255
tpulsiper@legendcommercial.com

LEGEND
PARTNERS
801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

© Legend Partners, LLP. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

CONFLUENCE FLEX INVESTMENT

692 & 696 West Confluence Avenue | Murray, UT 84107



FOR SALE
\$1,400,000

Investment Highlights

Annual Gross Rent
\$82,656

Net Operating Income
\$62,293.39

Cap Rate
4.45%

Property Taxes
\$10,258.73

Insurance
\$2,031

HOA Fees
\$2,479.68

Reserves (3%)
\$2,479.68

Proforma Cap Rate
6.57%

Proforma Annual Rent (\$1.25/SF NNN)
\$94,500

Property Highlights

- Total: 6,200 SF
- Tenant: Luxor Reptiles (Heatseeker Reptiles)
- LED: April 30, 2026
- Renewal Option: Tenant Has One (1) - Five (5) Year Renewal Option at FMV

- Built 2006
- Annual Increases: 3%
- Floors: Two (2)

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com

TANNER PULISPER
Associate
m 801.636.0255
tpulsiper@legendcommercial.com

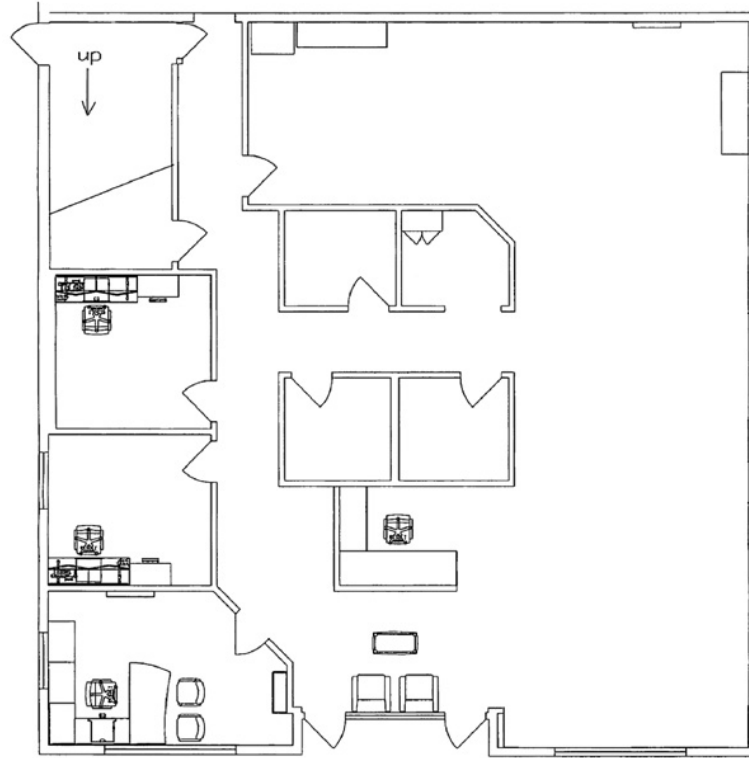
LEGEND
PARTNERS
801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

© Legend Partners, LLP. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

CONFLUENCE FLEX INVESTMENT

692 & 696 West Confluence Avenue | Murray, UT 84107

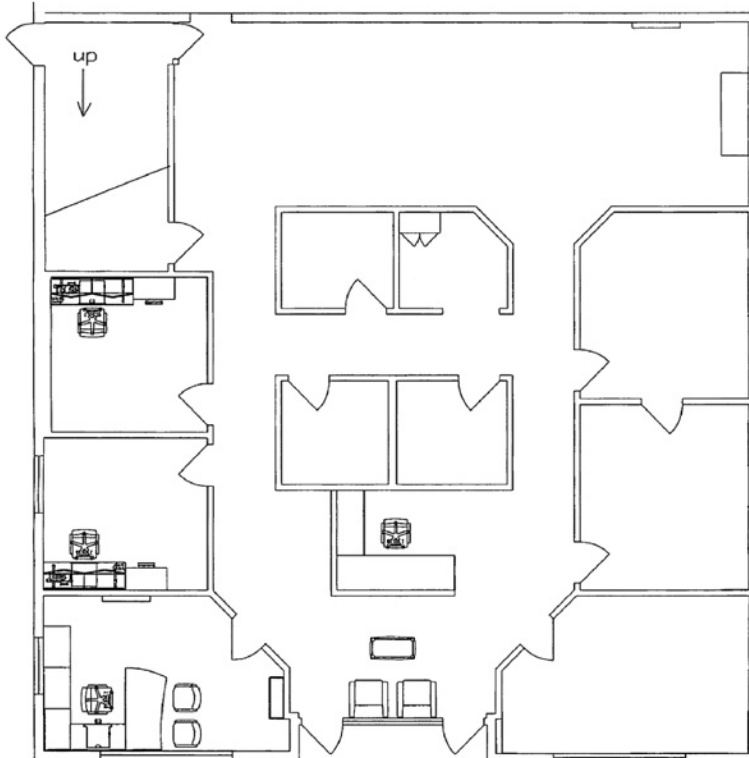
Main Floor



Main Floor

- Total SF: 3,700
- Office SF: 2,500
- Warehouse SF: 1,200
- Restrooms: two (2)
- Private offices: three (3)
- Conference room
- Bull pen area
- Entrances: two (2)
- Grade level doors: two (2) 12'x12'

Second Floor



Second Level

- Total SF: 2,500
- Restrooms: two (2)
- Break room
- Private offices: six (6)

6,200 SF

Total Building Size



5,000 SF

Office



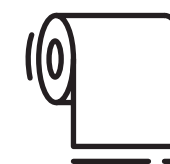
1,200 SF

Warehouse



2

Restrooms



9

Private Offices



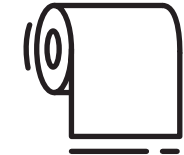
1

Conference Room



4

Total Restrooms



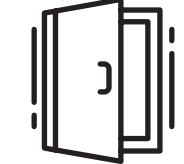
2

Grade Level Doors (12" x 12")



2

Entrances



- Gas Forced Heat Throughout Warehouse
- Fire Sprinklers
- New Poured Epoxy Floor
- New Asphalt Outside

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com

TANNER PULISPHER
Associate
m 801.636.0255
tpulsipher@legendcommercial.com

LEGEND
PARTNERS ■■■■
801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com

TANNER PULISPHER
Associate
m 801.636.0255
tpulsipher@legendcommercial.com

LEGEND
PARTNERS ■■■■
801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106