

FOR SALE

4612 W 7000 S, WEST JORDAN, UT

ALIGN
COMPLETE REAL ESTATE SERVICES

STORAGE UNIT / FLEX INVESTMENT



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PROPERTY DETAILS

Address	4612 W 7000 S, West Jordan, UT
Asset Type	Storage/Flex
Building Size	23,465 SF
Site Size	1.21 Acres
Age	Year Built: 2011
Parcel Number	21-19-354-008
Zoning	M
List Price	\$4,500,000
Cap Rate	5.5 %



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FINANCIAL ANALYSIS & UNIT MIX

2025

INCOME	ACTUALS
Gross Operating Income	\$297,895
Utility Reimbursement Income	\$4,610
TOTAL INCOME	\$302,505
EXPENSES	
Utilities	\$11,479
Management Fees	\$3,000
Insurance - Property	\$2,559
Security	\$1,474
Property Taxes	\$32,526
Landscape Maintenance	\$6,552
TOTAL EXPENSES	\$57,590
NET OPERATING INCOME	
NOI	\$244,915
CAP Rate	5.5%

Unit Type	# of Units	Size
20'X25	2	500 SF
15'X40'	15	600 SF
10'X25'	25	250 SF
Office/Warehouse	1	3,507 SF
Apartment	1	2,200 SF
Studio Apartment	1	800 SF
Office	1	708 SF
TOTALS	46	23,465

SITE PLAN



LOCAL AREA MAP





