

1180 NORTH 134 WEST

## OWNER/USER OR INVESTMENT SALE



### PROPERTY DETAILS

1180 North 134 West, Tooele, Utah 84074

- Ideal for an Owner-User Seeking Space for Their Own Business While Benefiting From In-Place Rental Income.
- Situated Next to a Top Walmart in Tooele.
- Total of 16,644 of Versatile Spaces that Can be Used for Retail, Office, and/or Medical.
- Established Tenants include Wise Choice Realty, Holt's Pharmacy, and D'Lux Tanning Salon.
- Center Sits Off of Busy Main Street in Tooele County Surrounded by Major Retailers Including NAPA Auto Parts, Cafe Rio, Panda Express, and Deseret Industries.
- Tooele Sits Roughly 35 Minutes from Downtown Salt Lake City. It is Utah's Fastest Growing County with a 16% Increase in Population since 2020
- Tooele's Average Household Income Sits at \$90,000 with an Average Household Size of Three Individuals.

### SURROUNDING TENANTS



### INVESTMENT SUMMARY

SALE PRICE	\$4,400,000 (\$258/SF)
BUILDING SIZE	16,644 SF Buyer to Verify
SITE SIZE	0.52 Acres
PARCEL NUMBER	14-016-0-0003
YEAR BUILT	2001
ZONING	Commercial (NEC)

# NEWMARK



## MOUNTAIN WEST

### ANDY MOFFITT

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SUITE	TOTAL SF	OCCUPIED SF	AVAILABLE SF
2-6	7,064		7,064
7	1,540		1,540
8-9	2,756	2,756	
10	1,150		1,150
11-12	2,756	2,756	
13	1,378	1,378	
<b>Total</b>	<b>16,644</b>	<b>6,890</b>	<b>9,754</b>

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TENANT	OCCUPIED SF	RENT/MONTH	RENT/SF
D'Lux Tan	2,756	\$6,568.48	\$28.60
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## SITE PLAN

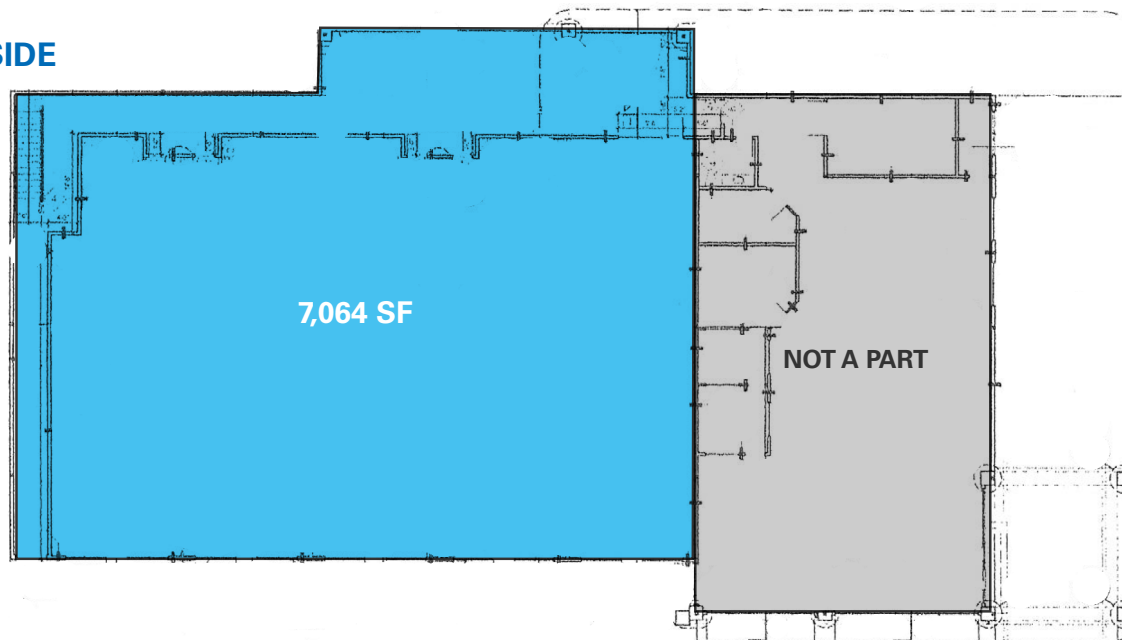


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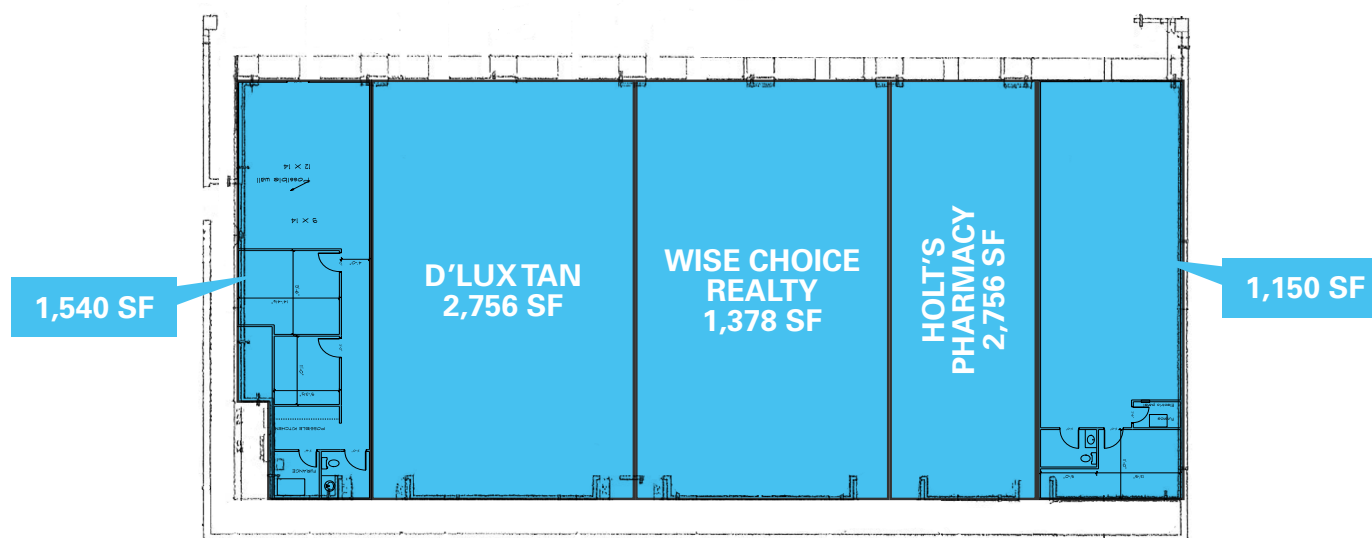


**MOUNTAIN WEST**

**STREET SIDE**



**WALMART SIDE**



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