



OFFICE INVESTMENT SALE

2785 EAST 3300 SOUTH, SALT LAKE CITY, UT 84109

SALE PRICE: \$2,272,128.60



PROPERTY INFORMATION

- Year Built: 2000
- Size: 5,400 Sq. Ft
- Lot Size: 0.57 Acres
- Zoning C2
- Easy Access To I-215 & I-80
- Parking: 21 Surface Parking Stalls
- Private Garage
- Construction: Masonry
- Power: 3-Phase, 208 V, 400 Amps
- Dust Collection System

FINANCIAL INFORMATION

Income: \$156,814.00

Opex: \$43,207.57

NOI: \$113,606.43

3% Annual Increases

LED - 08/31/2028

Tenant: Hanger Clinic

CONTACT US

JUSTIN WELCH

✉ justin@cresutah.com

PRINCIPAL BROKER

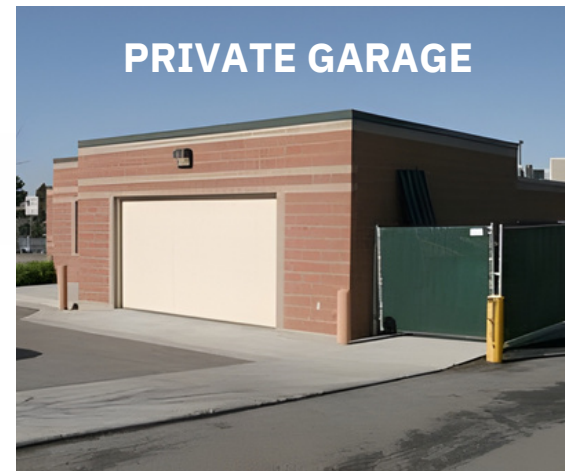
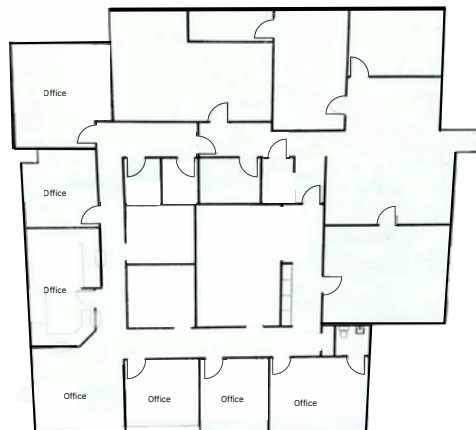
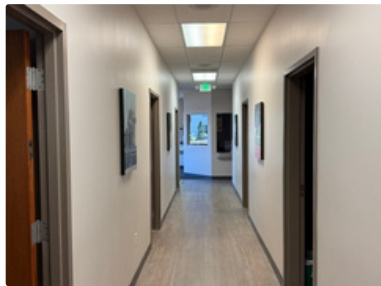
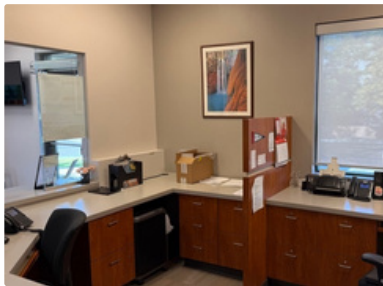
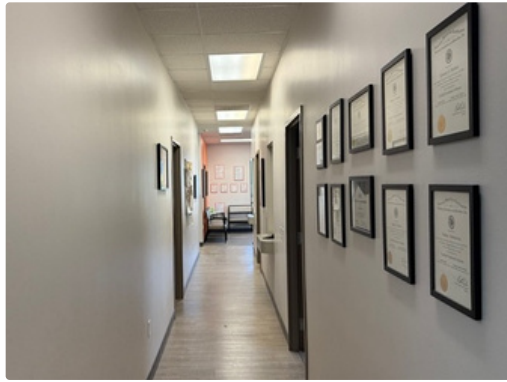
☎ 801.718.8842 🌐 www.cresutah.com

Call Us
801.876.6070 📶



OFFICE INVESTMENT SALE

2785 EAST 3300 SOUTH, SALT LAKE CITY, UT 84109



PRIVATE GARAGE

This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CRES office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

CONTACT US

Call Us
801.876.6070

JUSTIN WELCH
✉ justin@cresutah.com

PRINCIPAL BROKER
☎ 801.718.8842 www.cresutah.com