

BOUNTIFUL MAIN STREET OFFICE

750 Main Street | Bountiful, UT 840103555 South 700 West | South Salt Lake, UT 84010



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FOR SALE
\$2,100,000

Property Highlights

- Building Size: 11,574 SF
- Lot Size: 0.84 Acres
- Parking Stalls: 51
- Year Built: 1964/2020
- Property Type: Stand-Alone Office Building
- Nearby Amenities: Adjacent to Bountiful City Hall, Davis County Library, Second District Court, Bountiful Veterans Park, Millcreek Jr High School, and Bountiful High School.
- Access: Convenient Access Off Exit 318 of I-15 Freeway
- Located in the Heart of the Highly Reputed City of Bountiful

Investment Highlights

- Cap Rate: 5.36%
- Annual NOI: \$140,599
- Occupancy: 100%
- Full Service Leases
- Four (4) tenants: Renew Energy, City First, MM Associates, & Think Celestial.

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With 32 years in business and 15 branches in 40 states, City First Mortgage Services provides personalized loan solutions and has an A+ BBB rating.



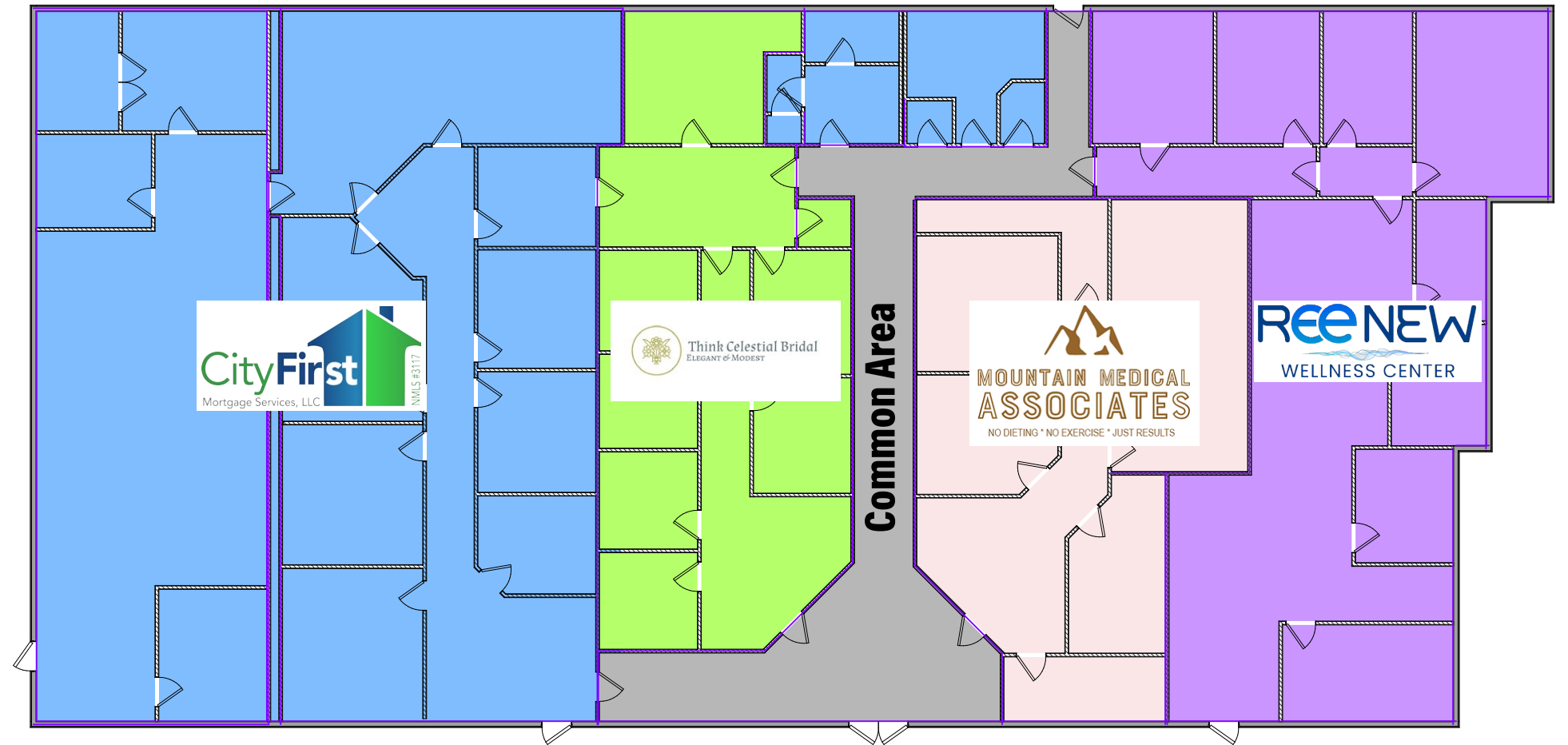
Think Celestial Bridal provides sophisticated wedding attire, focusing on modest designs and affordable luxury for brides.



Mountain Medical Associates offers weight loss consultations with FDA-approved, doctor-prescribed medications.



Reenew Energy Wellness Center offers health services, including BEMER therapy, AO scanning, thermography scans, Ion-Cleanse footbaths, and acoustic light wave therapy.



Tenant	Unit	RSF	Monthly	PSF/YR	Annual	LED	Remaining Years
Renew Energy	101	2,266	\$3,501	\$18.54	\$42,012	3/31/2028	3.48
City First	104/105	5,217	\$7,389	\$17.00	\$88,663	3/8/2026	1.41
MM Associates	103	1,165	\$2,000	\$20.60	\$23,999	3/31/2026	1.47
Think Celestial	102	1,165	\$1,500	\$15.45	\$18,000	5/11/2025	0.59
Total		9,813	\$14,389	\$17.90	\$172,674		1.80

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