

FOR SALE

Alinéa Commercial

877 S 200 W, Salt Lake City, UT 84102



PROPERTY STATS

Purchase Price:
\$2,630,331

Cap Rate: 6.5%

Size: 4,561 sqft in total

PROPERTY DESCRIPTION

- Mixed-Use Property in popular Central 9th Neighborhood
- Fully Occupied w/ Long Term Leases
- Above market Lease Rates
- Both spaces recently Renovated
- Commercial Only

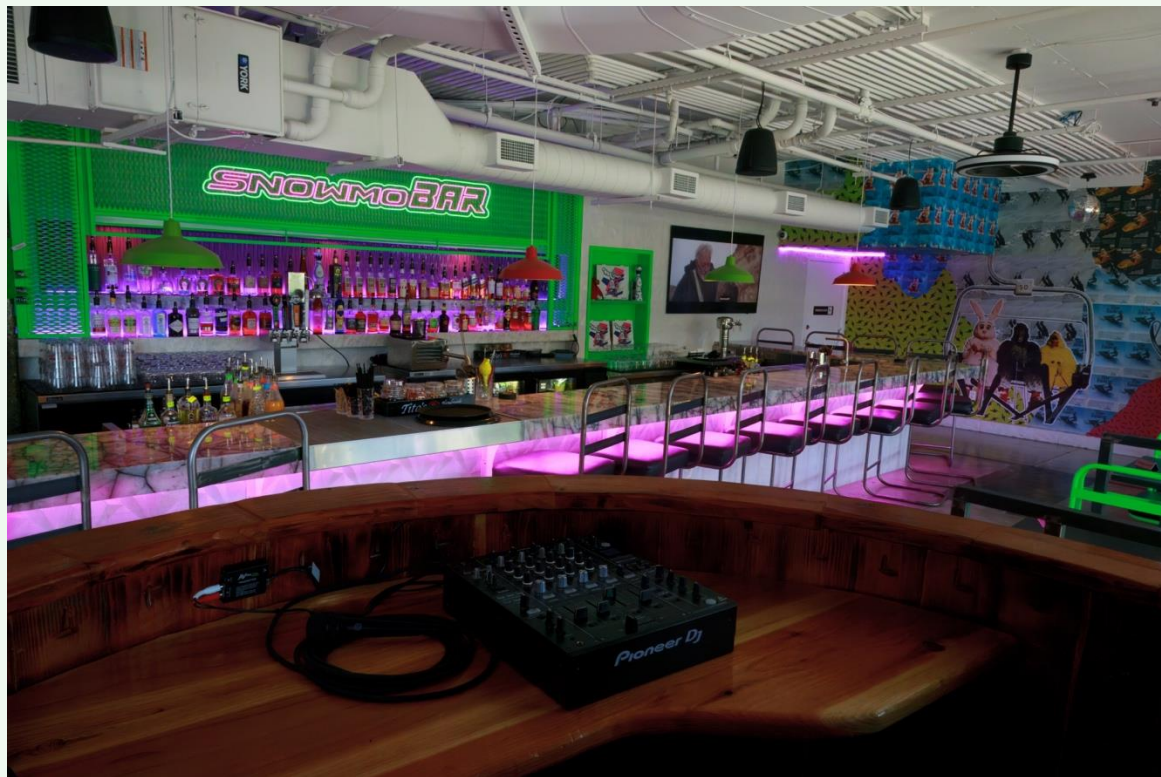


*4,561 sqft Retail Space Available for Purchase in
Popular Central 9th Neighborhood*



Chad Ariss
Founder, Principal Broker
(801) 712-3008

5295 S. Commerce Drive , Suite G10
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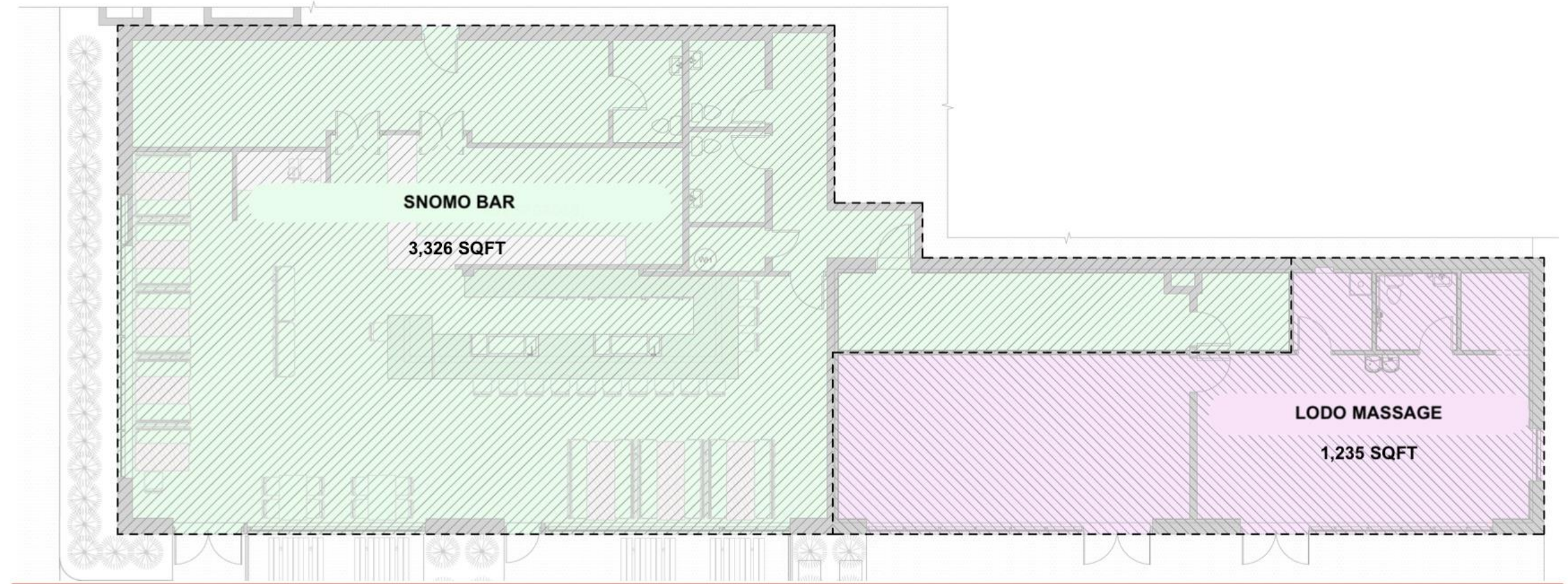
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RENT ROLL

Suite				INCOME				LEASE TERMS					
				\$/SQFT	MONTHLY	ANNUAL	LEASE TYPE	TERM	START	EXPIRES	\$/SQFT	MONTHLY	ANNUAL
877 S 200 W - Alinéa Loft Commercial													
C-100	LoDo Massage Studios	1,235	100.0%	\$38.00	\$3,911	\$46,930	NNN	Existing	10/1/25	9/30/30	\$38.00	\$3,911	\$46,930
									10/1/30	9/30/35	\$41.80	\$4,302	\$51,623
									10/1/35	9/30/40	\$45.98	\$4,732	\$56,785
									10/1/40	9/30/45	\$50.58	\$5,205	\$62,464
C-104	Snowmobile Pizza	3,326	100.0%	\$40.00	\$11,087	\$133,040	NNN	Existing	4/1/25	3/31/30	\$40.00	\$11,087	\$133,040
									4/1/30	3/31/35	\$44.00	\$12,195	\$146,344
									4/1/35	3/31/40	\$48.40	\$13,415	\$160,978
									4/1/40	3/31/45	\$53.24	\$14,756	\$177,076
Totals		4,561	100%	\$39.00	\$14,998	\$179,970							

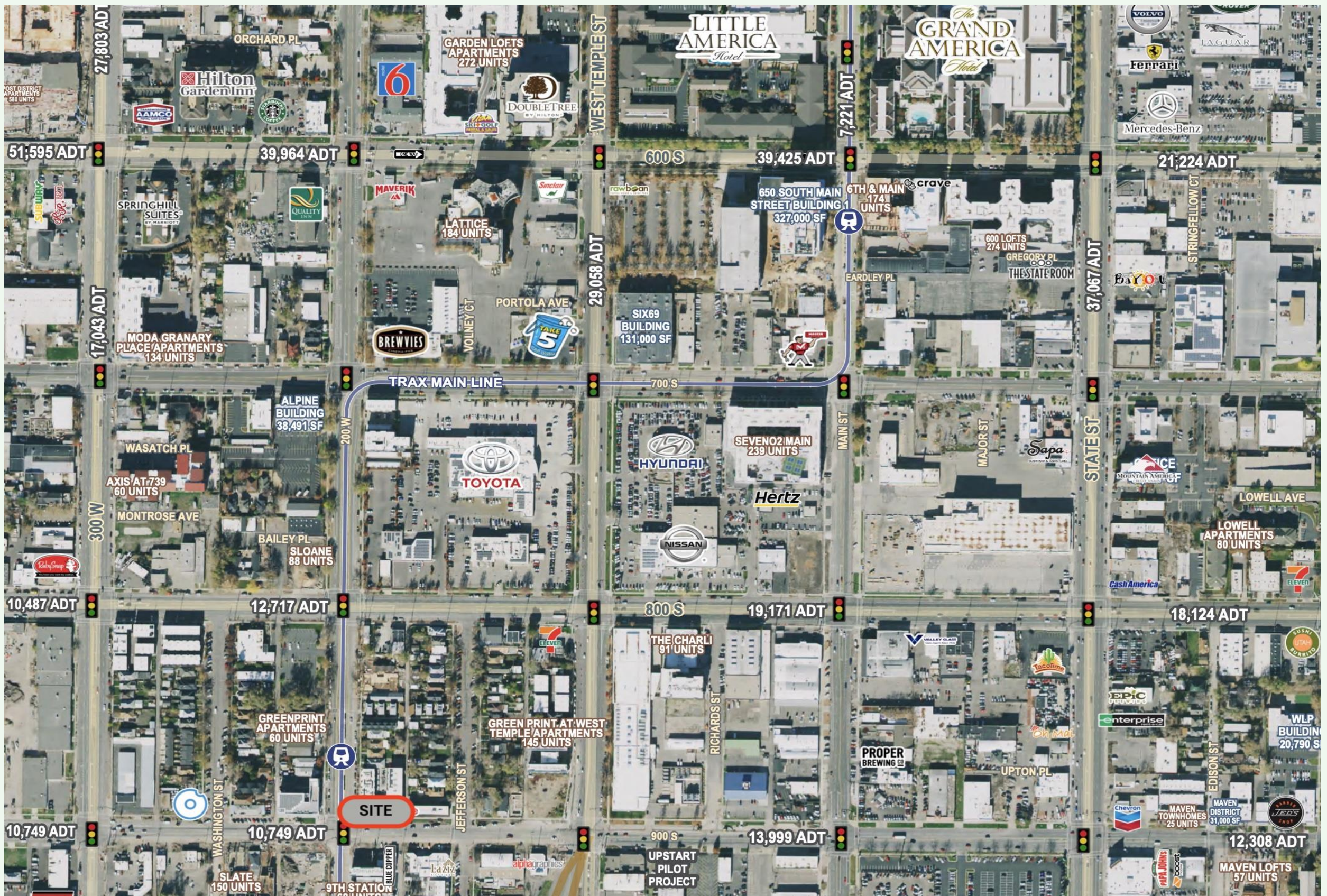
INVESTMENT ANALYSIS

877 S 200 W - Alinéa Loft Commercial												2024
INCOME												
RENTAL INCOME											\$	179,970
NNN INCOME											\$	80,769
TOTAL GROSS INCOME											\$	260,739
EXPENSE												
PROPERTY TAX											\$	18,619
LIABILITY INSURANCE											\$	1,307
UTILITIES											\$	47,161
HOA (Includes Property Insurance)											\$	9,600
OUTDOOR PERMIT AGREEMENT											\$	4,082
MANAGEMENT FEES											\$	8,999
TOTAL OPERATING EXPENSE											\$	89,767
NET OPERATING INCOME											\$	170,972
CAP RATE												6.50%
PURCHASE PRICE											\$	2,630,331



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