

# FULLY LEASED MULTI-TENANT RETAIL INVESTMENT



## Property Highlights

- 109-111 E 300 S, Spanish Fork, UT 84660
- Purchase Price: \$1,550,000
- Fully Leased Investment
- Strong Tenant Mix
- Building Size: ± 4,094 SF
- Turnkey Condition

This offering includes two commercial buildings totaling 4,094 SF on a commercially zoned parcels. Listed at \$1,550,000, the property generates approximately \$108,657 in annual income, reflecting an approximately 7.02% cap rate. The first building (1,075 SF) is leased to SIP-N Drinks & Treats on a 10-year lease with 5-year renewal options. The second building (3,019 SF) is fully leased to Golden Oaks Esthetics and Odessa Hair Company, both on newly signed 5-year leases, and recently underwent a full interior buildout including new flooring, paint, lighting, electrical, and HVAC improvements.

Please Contact:

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**WYNGATE**  
PROPERTIES, INC

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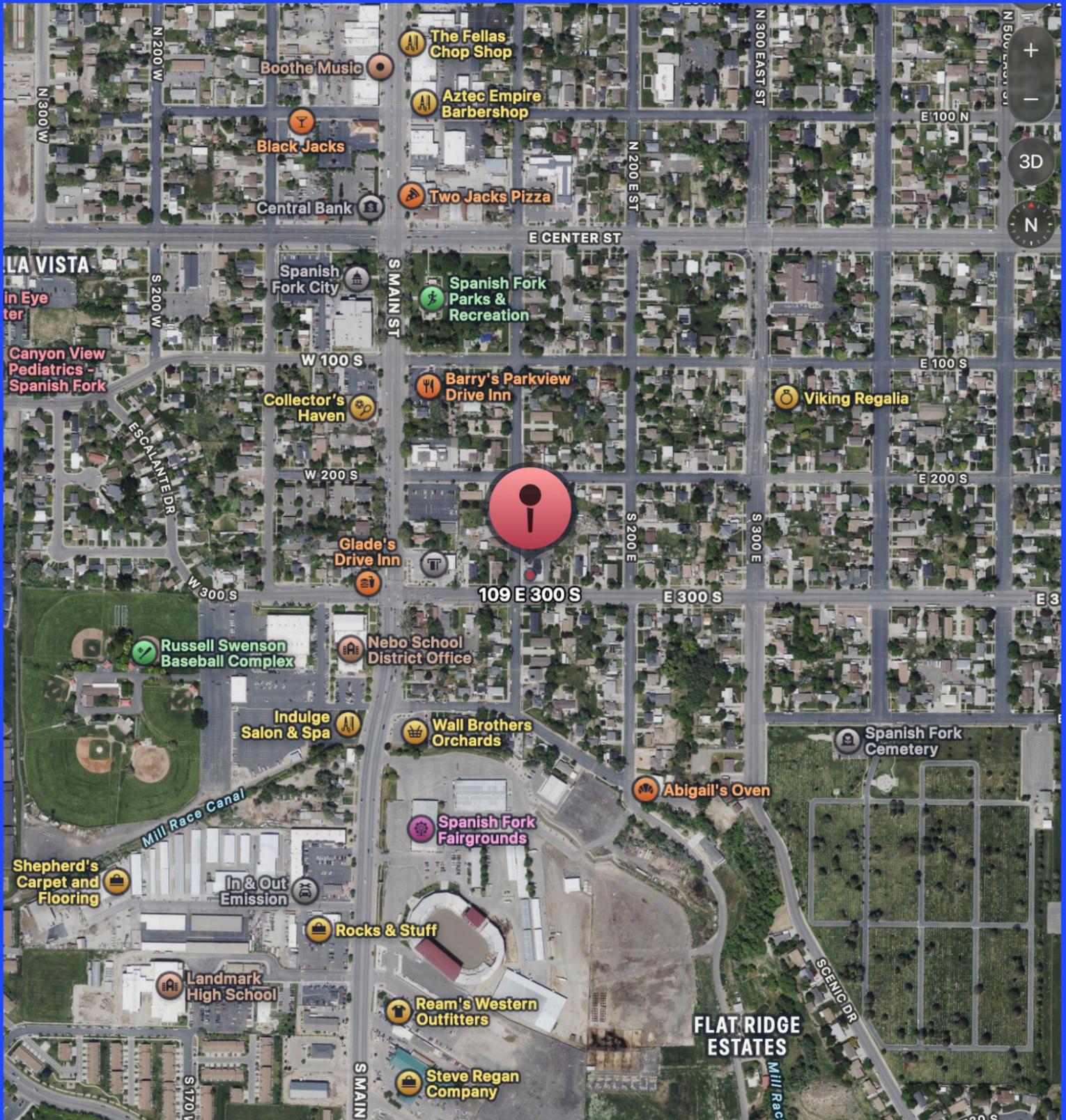
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