



# BANK BRANCH BUILDING

## Multi-Tenant Office Investment Opportunity

### HIGHLIGHTS INCLUDE:

- **Sale & Partial Leaseback:** Bank to leaseback 4,414 sf (19.8%) for 7 years
- **Credit Tenant:** Bank tenant is rated A+
- **Location:** Prime visibility and strategically located on the hard corner of 500 East and 400 South
- **Strong Area Demographics:** Within a 3-mile radius, there are 64,185 households featuring average annual income of \$114,455 with daytime population of 138,112
- **Covered-Land Play:** Asking price of \$2,562,000 provides a strong land-basis of \$83 PSF should bank tenant vacate from the premises

### INVESTMENT SUMMARY

Address:	475 East 200 South Salt Lake City, Utah
Building Size:	22,304 sq. ft. (Buyer to verify)
Occupancy:	19.8% (Bank to Lease back 4,414 sf)
Site Size:	0.71 acres
Parcel Numbers:	16-06-206-021 16-06-206-029
Age:	1965
Zoning:	R-MU (Residential/Mixed Use)
Parking:	45 spaces (2.02/1,000 sf ratio)
Sales Price:	\$2,562,000 (\$114.87 psf)
Cap Rate:	7.02% (Pro forma)

### Exclusive Advisors

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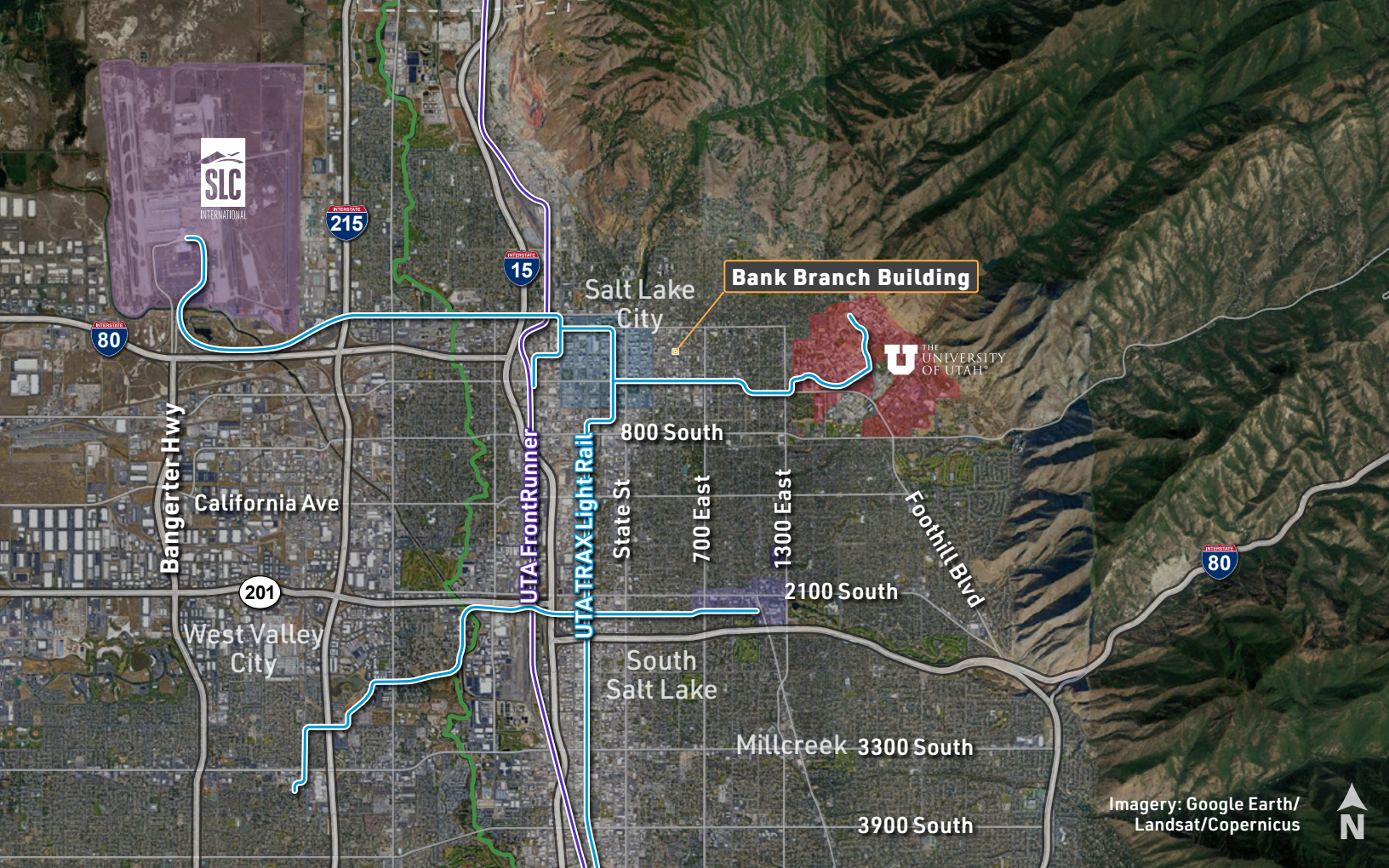
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Demographics	1 Mile	3 miles	5 miles
<b>Population</b>			
2024 Estimated	32,168	138,112	242,425
2029 Projected	35,302	147,781	255,150
<b>Households</b>			
2024 Estimated	18,196	64,185	104,412
2029 Projected	20,672	71,421	114,332
<b>Income</b>			
Average Household Income	\$99,800	\$114,455	\$118,240
Median Household Income	\$64,987	\$75,457	\$80,123
Per Capita Income	\$56,491	\$53,394	\$51,194

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