

MEDICAL  
OFFICE  
BUILDING  
FOR SALE



# COTTONWOOD MEDICAL PLAZA

201 E 5900 S, Murray, UT  
84107

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SECTION 1

# PROPERTY INFORMATION



# PROPERTY SUMMARY



## Property Highlights

- - 22,732 SF prime office/medical space
- - 8 units for flexible tenancy options
- - Constructed in 1982, renovated in 1992
- - Strategic location adjacent to TOSH and medical facilities
- - On-site storage for convenience
- - Ample surface & underground parking
- - Easy access to I-15 & I-215 for seamless commuting
- - 0.62-acre lot providing space and flexibility
- - Favorable 90% occupancy rate
- - Proximity to FashionPlace Mall and local businesses
- - Additional 2nd level square footage available for owner/user

## Offering Summary

<b>Sale Price:</b>	\$4,900,000.00
<b>Number of Units:</b>	8
<b>Lot Size:</b>	0.62 Acres
<b>Building Size:</b>	22,732 SF
<b>NOI:</b>	\$304,186.00
<b>Cap Rate:</b>	6.21%

## Demographics

	0.25 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	260	1,039	4,902
<b>Total Population</b>	801	3,004	12,180
<b>Average HH Income</b>	\$103,895	\$95,502	\$80,688

# PROPERTY DESCRIPTION



## Property Description

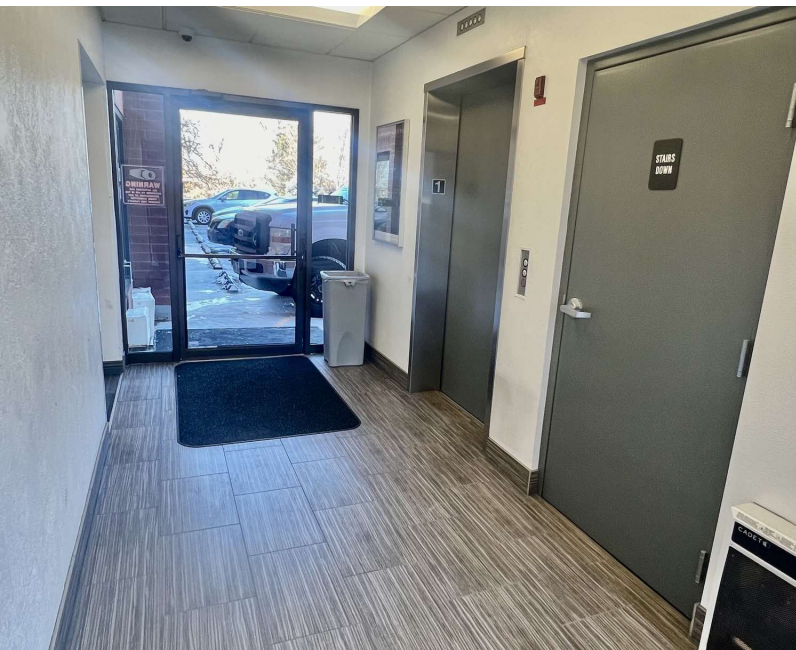
Introducing an exceptional investment opportunity in the Salt Lake City area. This property offers 22,732 SF of prime office/medical space across 8 units, ideally situated on 0.62 acres. Boasting a strategic location adjacent to TOSH and surrounding medical facilities, this property is enhanced by on-site storage, ample surface and underground parking, and easy access to I-15 & I-215. With a favorable 80% occupancy rate, this established building, constructed in 1982 and renovated in 1997, presents a compelling investment opportunity for discerning office building investors seeking a strategic foothold in the flourishing Salt Lake City market. Additionally, the availability of additional 2nd level square footage provides flexibility for an owner/user, ensuring adaptability to evolving business needs.

## Location Description

Discover the vibrant Murray, Utah area surrounding Cottonwood Medical Plaza. Nestled in the heart of Salt Lake City, this bustling neighborhood boasts a strategic location near major roadways, providing seamless access for tenants and visitors. The location offers a myriad of amenities, including nearby dining, shopping, and entertainment options. Adjacent to TOSH and surrounded by various medical uses, the area's strong economy and educated workforce make it an attractive destination for investors seeking to capitalize on the thriving Salt Lake City market. Explore the opportunities that await in this dynamic locale, where the perfect blend of business and leisure sets the stage for success.

## Parking Description

29 Surface - 37 Covered



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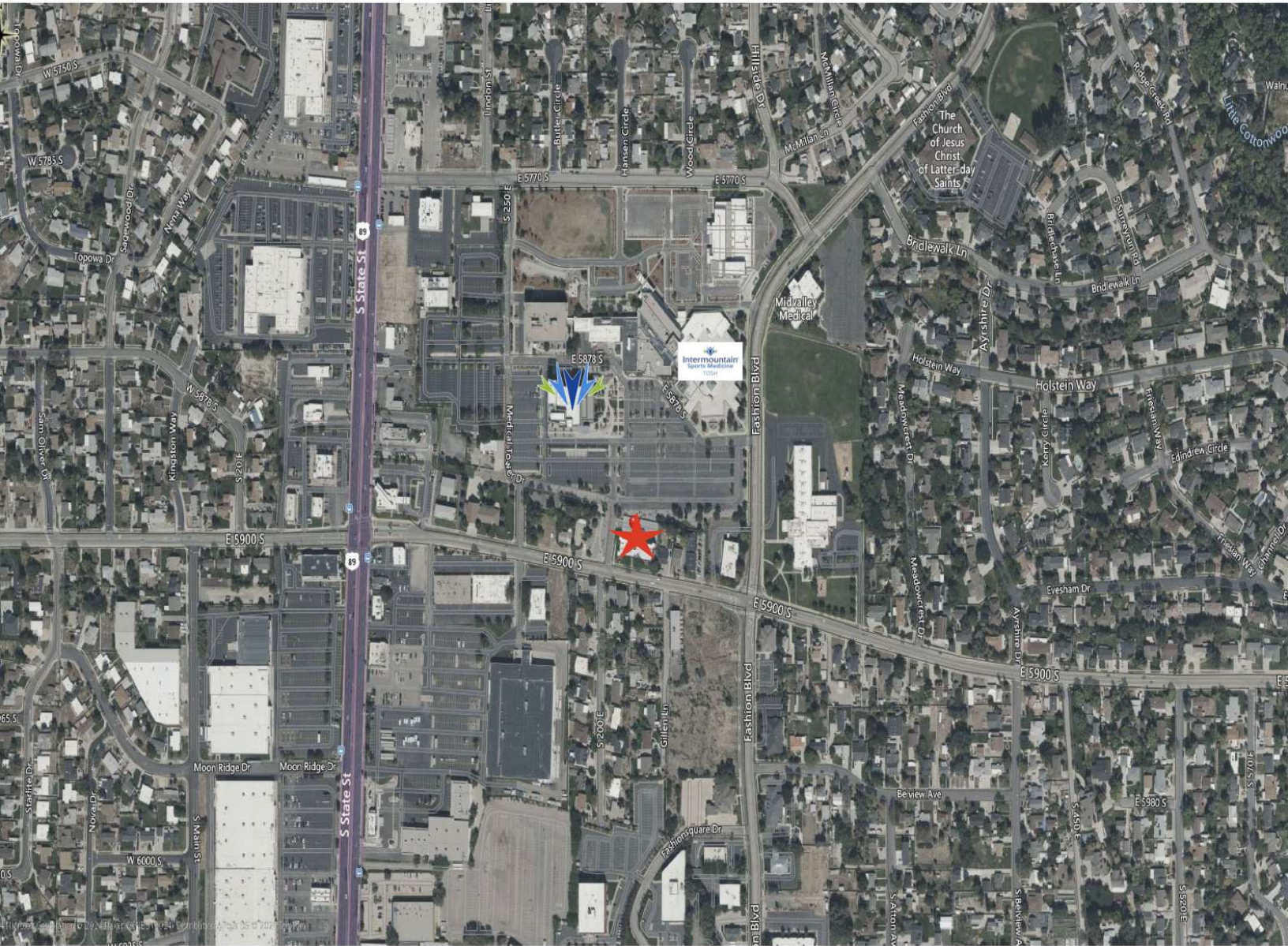


SECTION 2

# LOCATION INFORMATION



# AERIAL MAP



# LOCATION



## Location Description

Discover the vibrant Murray, Utah area surrounding Cottonwood Medical Plaza. Nestled in the heart of Salt Lake City, this bustling neighborhood boasts a strategic location near major roadways, providing seamless access for tenants and visitors. The location offers a myriad of amenities, including nearby dining, shopping, and entertainment options. Adjacent to TOSH and surrounded by various medical uses, the area's strong economy and educated workforce make it an attractive destination for investors seeking to capitalize on the thriving Salt Lake City market. Explore the opportunities that await in this dynamic locale, where the perfect blend of business and leisure sets the stage for success.

## Location Details

<b>Market</b>	Salt Lake
<b>Sub Market</b>	Union Park District
<b>County</b>	Salt Lake



# RENT ROLL



OFFICE BUILDING FOR SALE

## COTTONWOOD MEDICAL PLAZA

201 E 5900 S, Murray, UT 84107



Suite	Tenant	SF	Price SF	Annual	Esc.	Start	End	Opt.
100	IHC - Workmed	+/- 4,398 SF	\$18.60 NNN	\$81,800	2.5%	01/08/1996	02/28/2025	
B-100	Elisa Gaviglio	+/- 547 SF	\$9.79 NNN	\$5,356	3%	10/01/2017	Month 2 Month	
101 & 101A	Cottonwood Eye	+/-2,087 SF	\$17.70 NNN	\$36,933	2.5%	03/25/2016	02/28/2032	1 - 5 yr
102	Utah Chiropractic	+/-1,441 SF	\$22.00 NNN	\$31,709	3%	07/01/2024	06/30/2027	
103	Footprints, Inc.	+/-457 SF	\$19.70 NNN	\$9,003	3.5%	06/01/2018	07/31/2027	
104	Vacant	+/- 784 SF						
200/200B	Ketamine SLC	+/- 2259 SF	\$16.58 FS	\$37,462	3%	12/01/2024	11/30/2029	1 - 3 yr
201	Eye Care Grp of UT	+/-7,550 SF	\$15.96 NNN	\$120,525	3%	06/01/2016	05/31/2021	
Totals				\$322,788				
Expense(Est - Suite 200/B)				(\$9,985)				
NOI				\$304,186				



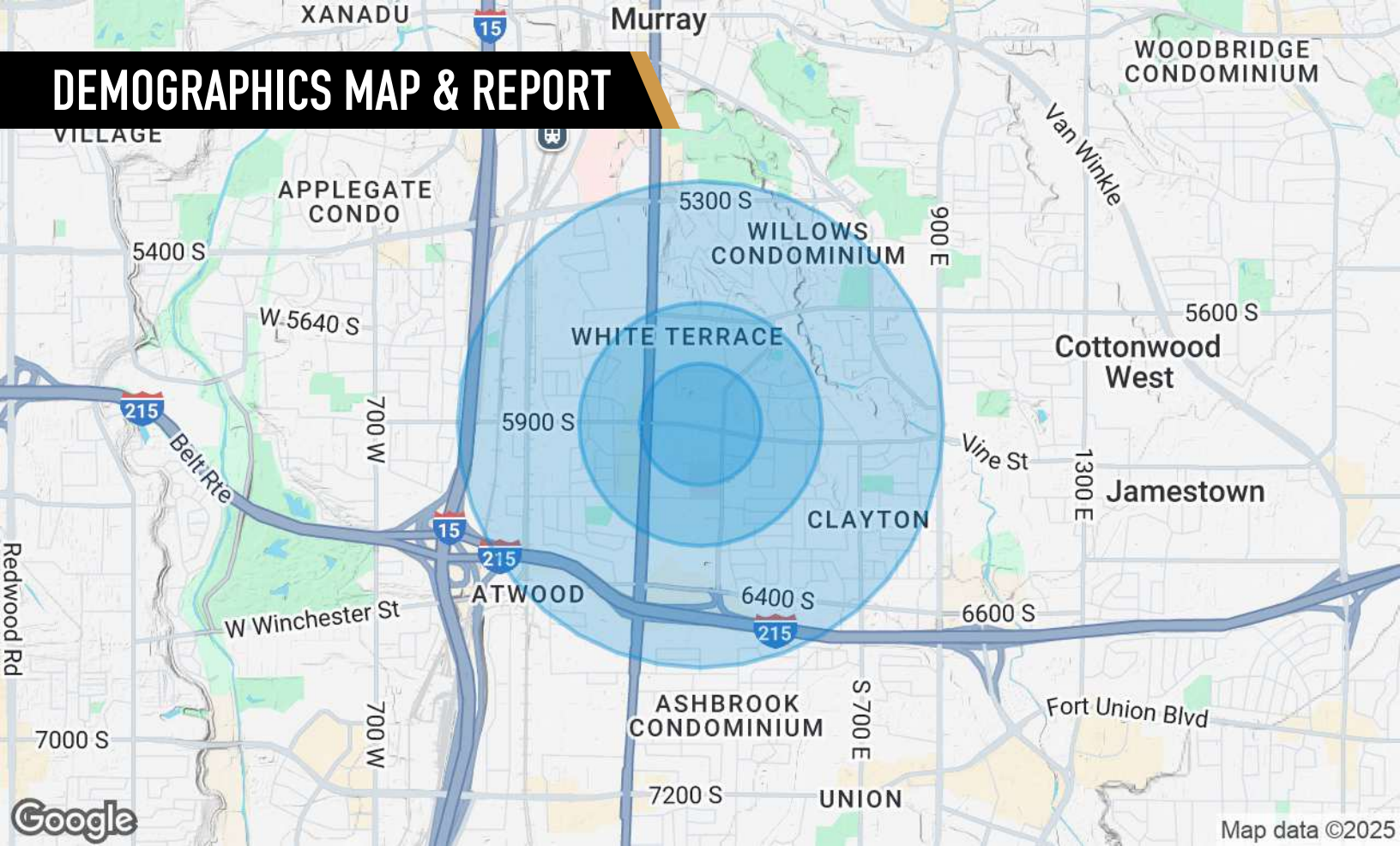
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SECTION 3

# DEMOGRAPHICS

# DEMOGRAPHICS MAP & REPORT



Population	0.25 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	801	3,004	12,180
<b>Average Age</b>	40.3	38.8	36.0
<b>Average Age (Male)</b>	40.9	39.7	36.6
<b>Average Age (Female)</b>	37.3	36.3	35.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	260	1,039	4,902
<b># of Persons per HH</b>	3.1	2.9	2.5
<b>Average HH Income</b>	\$103,895	\$95,502	\$80,688
<b>Average House Value</b>	\$410,929	\$365,105	\$316,554

2020 American Community Survey (ACS)