

MLS# 2058045

Status: ACTIVE
Sale Price: \$1,300,000
Lease Price: \$18.00 SQ FT / Yr
Availability: 03/01/2025
DOM:
Tax ID: 05-048-0019
Address: 775 N Main
NS/EW: 775 N / 10 W
City: Logan, UT 84321
County: Cache
Proj/Subdiv:
Zoning Code: Com



Year Built: 1973
Traffic Count:
Building Class: B
CAM Fees: \$2 / Year
Business For Sale?: No
Bus. Name:
Const. Status: Blt./Standing
Acres: 0.30
Sublease From:
Sublease To:

Investment

Gross Income: \$96,760 ()
Cap Rate (NOI/Price): 6.5%
NOI: \$84,960 ()
APOD: Yes
Expenses: \$11,800 ()

Retail

Tot Building Sq Ft: 4,720
# of Suites Avail: 1
Retail Inclusions:
Min Sq Ft Avail: 4,720
Max Sq Ft Avail: 4,720

Accessibility: Ground Level; Single Level
Air Conditioning: Central Air; Gas
Const./Cond.: Block
Culinary Water: Connected
Cust. Visibility: Road Traffic; Traffic Count Available
Heating: Forced Air; Gas: Natural
Inclusions: Real Estate
Exclusions: Fixtures; Furniture
Int. Special Restroom: Private
Features:
Land Condition: Curb & Gutter; Landscaping: Part; Mature Trees; Terrain: Flat
Offering Type: Both Lease & Sale
Parking: 18 total stalls; 18 uncovered stalls;
Possession: Neg
Power: Single Phase
Roads/Trans.: Bus Service; Curb& Gutter; Road: Paved; Sidewalk
Sewer: Connected; Public
Site Description: Tenant Occupied
Tel Comm: Broadband Cable
Terms: Cash; Commercial Fin. Req.; Conventional; SBA
Utilities: Gas: Natural; Separate Meter: Gas; Separate Meter: Elec.
Zoning: Commercial
Has Solar?: No

Remarks: Logan UT Main Street Retail bldg. 4720 SF with private parking across from Smith's Grocery store. Open floor plan. Great Main St. visibility. Great Retail history.

Agt
Remarks:

Showing Requests Available Soon

Attached Documents

# UtahRealEstate.com - Agent Full Report - Commercial

---

Show Inst: Call Agent/Appt

Owner: Main Street Logan LLC

Contact: Blake H Parker

Contact Type: Agent

L/Agent: Blake H Parker

Email: BlakeHParker@gmail.com

Ph 1: 435-757-7610

Ph: 435-757-7610

Co-Agent: Shawn D Parker

Email: ShawnParker.Realtor@gmail.com

Ph: 435-881-0891

L/Office: Parker Real Estate Services, PC

Ph: 435-755-9900

Special Owner Type:

Ph 2: 435-881-0891

Mobile: 435-757-7610

Mobile: 435-881-0891

Listing Type: Exclusive Right to Sell (ERS)

Expiration Date: 01/10/2026