

BECKSTEAD MANOR

INVESTMENT

13032 South Redwood Road, Riverton, UT 84065



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CASON ACOR

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

2015 West Grove Parkway, Suite J
Pleasant Grove, UT 84062
Office 385.233.9140

www.mwcre.com

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PRIME LOCATION & VISIBILITY

This historic property includes two parcels and two beautiful office buildings spanning 0.50 acres on Redwood Road. Originally constructed in 1896 and fully renovated down to the studs in 2019. The main building is 4,432 square feet and designed for flexibility. It houses up to seven separate office units, three bathrooms, full kitchen, conference room and common area. The white cottage is 1,576 square feet and can be two separate units, one up, one down with bathrooms on each floor. Zoned C-PO (Commercial Professional Offices) with Riverton City. Easy access parking lot with 20 parking spaces. Showings by appointment only. Please contact listing agent. Do not disturb tenants.

- Meticulously renovated historic building
- High visibility frontage along Redwood Road
- Quick access to Bangerter Highway and I-15
- Surrounded by housing and public amenities
- High barrier to entry submarket
- Minutes away from Silicon Slopes and The Point
- Owner user or investment opportunity
- \$132,308 average household income

RENT ROLL



Tenant	Space	Monthly Fee	Beginning Term	Ending Term	Notes
Coco Melody	Suite 1	\$1,690.00	1/1/2024	12/31/2025	Automatic 12 month renewals with 3% increase, mutual termination clause with notice given 60 prior to expiration
Zenful Zoning	Suite 2	\$730.00	9/15/2024	9/14/2025	Automatic 12 month renewals with 3% increase, mutual termination clause with notice given 60 prior to expiration
The Mortgage Partner, inc.	Suite 3,4	\$1,600.00	3/16/2024	3/15/2025	Automatic 12 month renewals with 3% increase, mutual termination clause with notice given 60 prior to expiration
My Reinvented Life	Suite 5	\$468.00	10/1/2023	9/30/2024	Automatic 12 month renewals with 3% increase, mutual termination clause with notice given 60 prior to expiration
Legacy Books	Suite 6	\$1,357.00	8/1/2020	7/31/2025	Automatic 12 month renewals with 4% increase, mutual termination clause with notice given 60 prior to expiration
Kelli Houghton	Studio 7	\$1,100.00	6/14/2023	6/13/2025	Automatic 12 month renewals with 3% increase, mutual termination clause with notice given 60 prior to expiration
The Single Parent Project	Cottage	\$2,496.00	7/15/2022	7/14/2026	Automatic 24 month renewals with 4% increase, mutual termination clause with notice given 60 prior to expiration
Current Monthly		\$9,441.00			
Current Yearly		\$113,292.00			



LISTING PRICE

\$1,495,000

PROPERTY SUMMARY

LOCATION:

13032 South Redwood Road
Riverton, UT 84065

LAND AREA:

Consists of two parcels totalling 0.5 acres

BUILDING AREA:

The main building is 4,432 square feet
The white cottage is 1,576 square feet

TRAFFIC COUNTS:

Redwood Road: 14,606 ADT

YEAR BUILT:

1896

RENOVATED:

2019

ZONING:

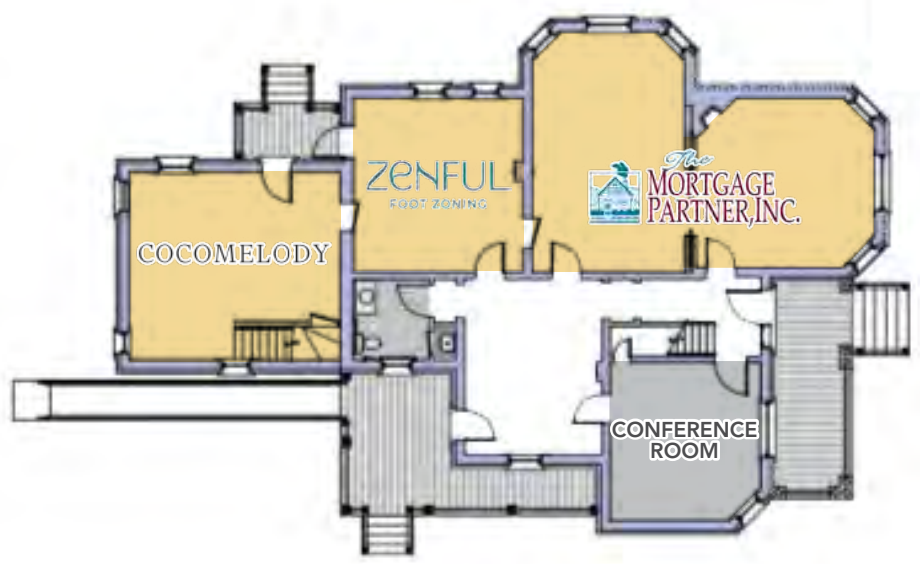
C-PO (Commercial Professional Offices)



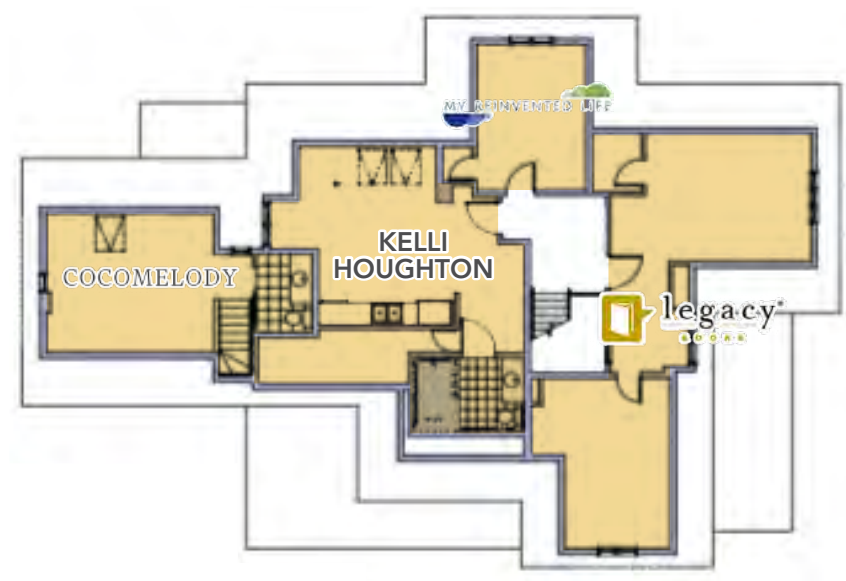
LAND OVERVIEW

APN #	ACRES	SF
27343260100000	0.35	15,246
27343260040000	0.15	6,534
	0.50	21,780

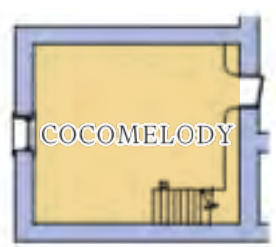
MAIN LEVEL



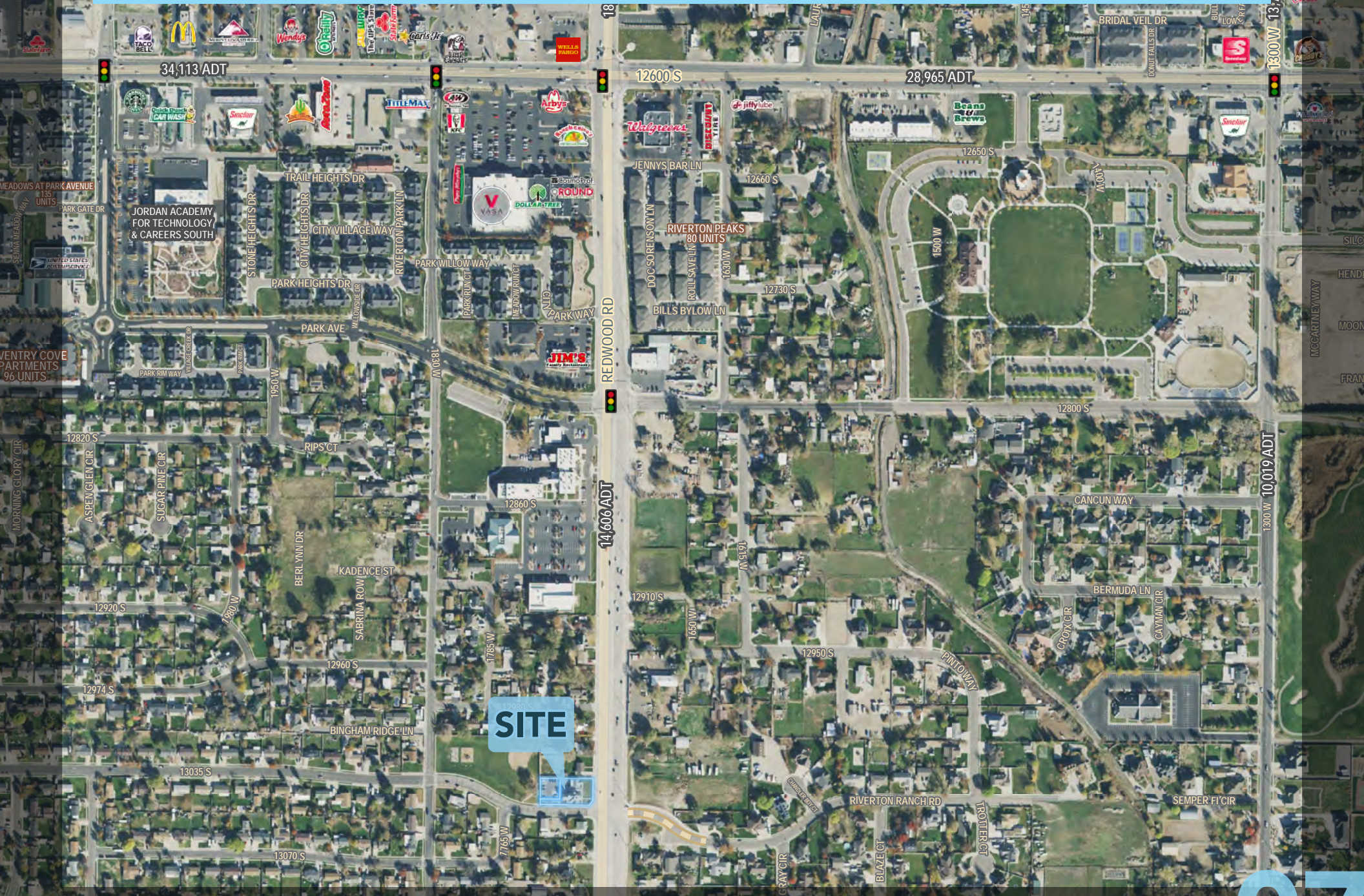
SECOND LEVEL



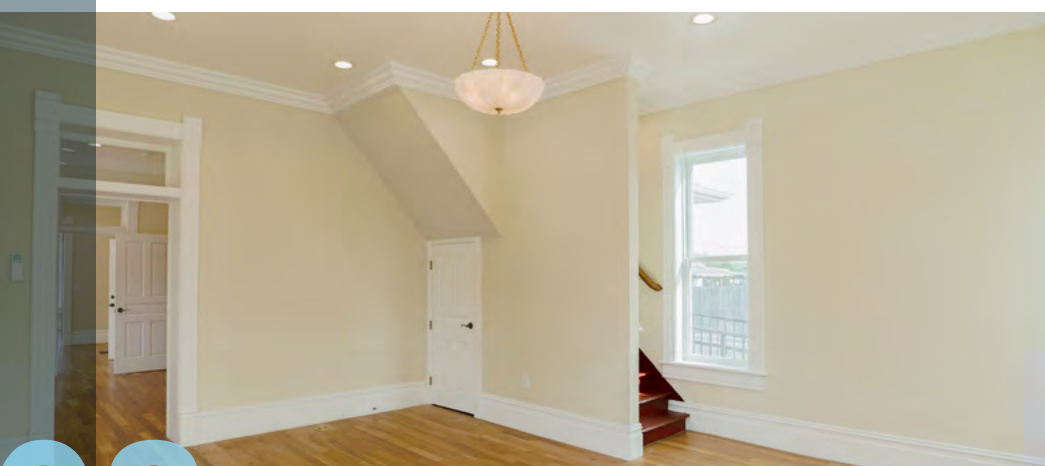
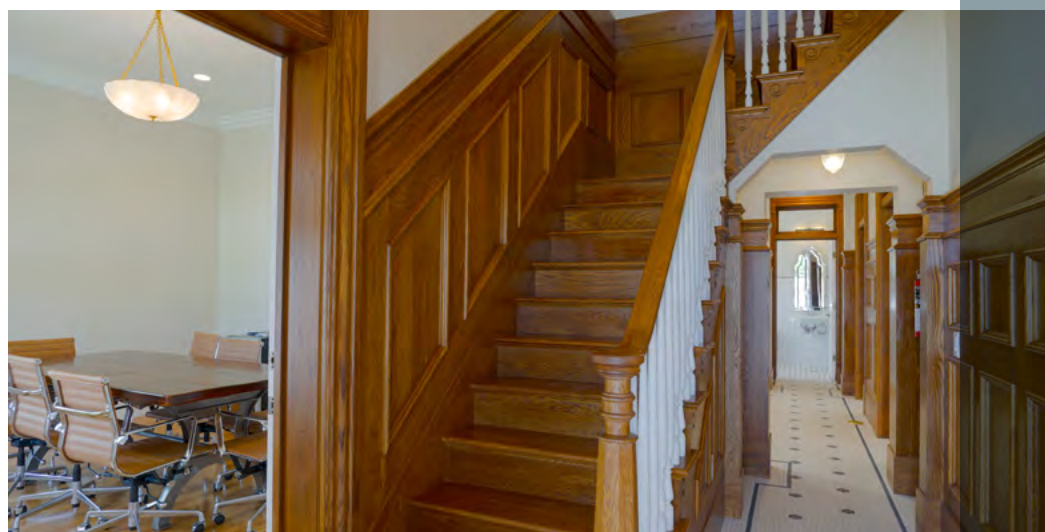
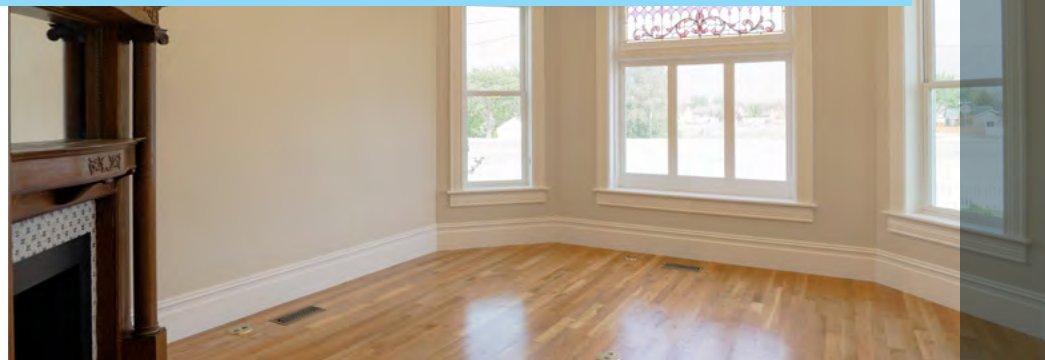
BASEMENT



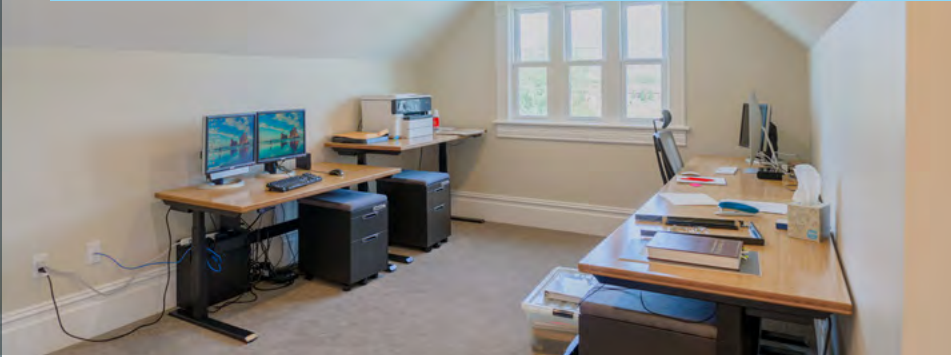
SURROUNDING RETAIL



INTERIOR PHOTOS



INTERIOR PHOTOS



WEST FACING



SITE

13035 South

Redwood Road

14,606 ADT

10

MWCRE | Beckstead Manor

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

NORTHWEST FACING



SITE

**RIVERTON
CITY HALL**






13035 South

Redwood Road

14,606 ADT

2024 DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
EST. POPULATION 	11,253	74,170	237,896
2028 EST. POPULATION 	10,521	74,295	230,596
EST. HOUSEHOLDS 	3,623	21,621	74,861
EST. AVERAGE HOUSEHOLD INCOME 	\$129,542	\$162,275	\$153,821
EST. MEDIAN HOUSEHOLD INCOME 	\$103,892	\$128,444	\$122,705

SALT LAKE CITY, UT

The Salt Lake City Metropolitan area has seen significant population growth, which complements its economic expansion. The population in this region has been increasing steadily over the years due to factors such as a strong job market, quality of life, and migration from other states. As

of the latest estimates, Salt Lake City's MSA is home to over 1.2 million residents. This growth trend is expected to continue, driven by the area's appeal to both individuals and businesses seeking opportunities in a burgeoning economic environment.



why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



12,126+

TRANSACTIONS COMPLETED



\$13.4 BILLION

TRANSACTIONS COMPLETED



68.4 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.6 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 13032 South Redwood Road, Riverton, UT 84065. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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