



184 E 5900 S

Murray, UT 84107

NNN Office Investment Sale



Investment Realty
ADVISORS

ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

JOSEPH MILLS

Investment Sales
801.971.2542
joseph@iraut.com

For Sale | \$725,000

PROPERTY SUMMARY

**PROPERTY DESCRIPTION**

Well-located Corner Lot with a 2,972 SF commercial building featuring an additional ±600 SF unfinished basement, providing valuable storage or ancillary use rarely found in comparable assets. The property is currently leased month-to-month at \$3,000/month NNN, offering immediate flexibility for an owner-user or a clear value-add opportunity through lease-up at market rates.

Comparable properties in the area are achieving \$4,000–\$5,000/month, positioning this asset for meaningful income growth upon renewal or repositioning. Putting this at a proforma cap rate of 6.9%. Located just south of Fashion Place Mall, the property benefits from a highly desirable central Salt Lake location with excellent access to I-215 and efficient connectivity throughout the Salt Lake Valley.

The surrounding area features strong demographics, established retail and service uses, convenient ingress/egress, and proximity to major transportation and transit corridors. This offering is well suited for investors seeking stable in-place income with upside, or owner-users looking for a strategically located building with future income potential.

OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	11,981 SF
Building Size:	2,972 SF
NOI:	\$36,000.00
Cap Rate:	4.97%
Lease Type:	NNN
Year Built:	1999
Zoning:	General Office (G-O)
Use:	Medical Office
Occupancy:	100%

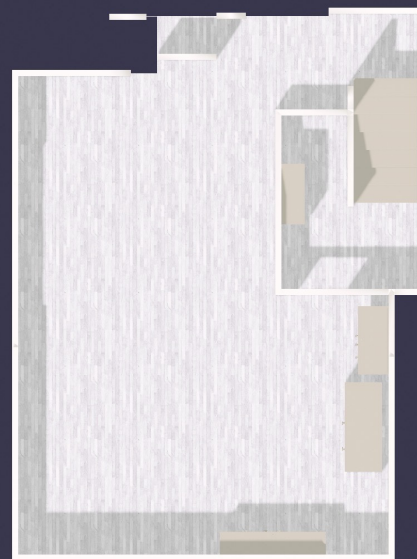
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	841	5,015
Total Population	598	2,253	12,692
Average HH Income	\$124,673	\$115,774	\$101,919

ELLIOT ABEL **JOSEPH MILLS**
Associate Broker Investment Sales
435.485.7070 801.971.2542
elliott@iraut.com joseph@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

ADDITIONAL PHOTOS & FLOOR PLAN

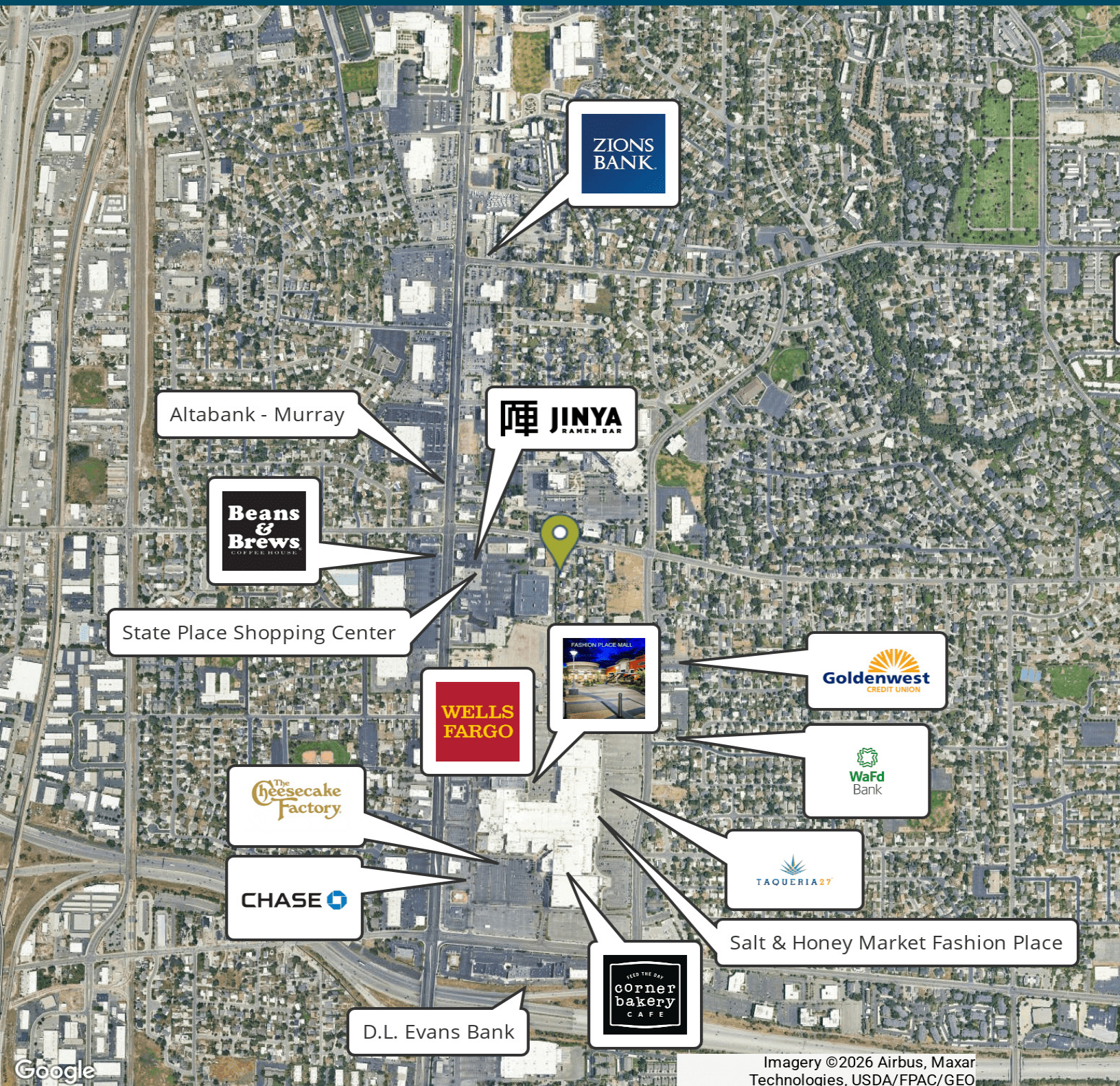


ELLIOT ABEL **JOSEPH MILLS**
Associate Broker Investment Sales
435.485.7070 801.971.2542
elliott@iraut.com joseph@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

LOCATION MAP

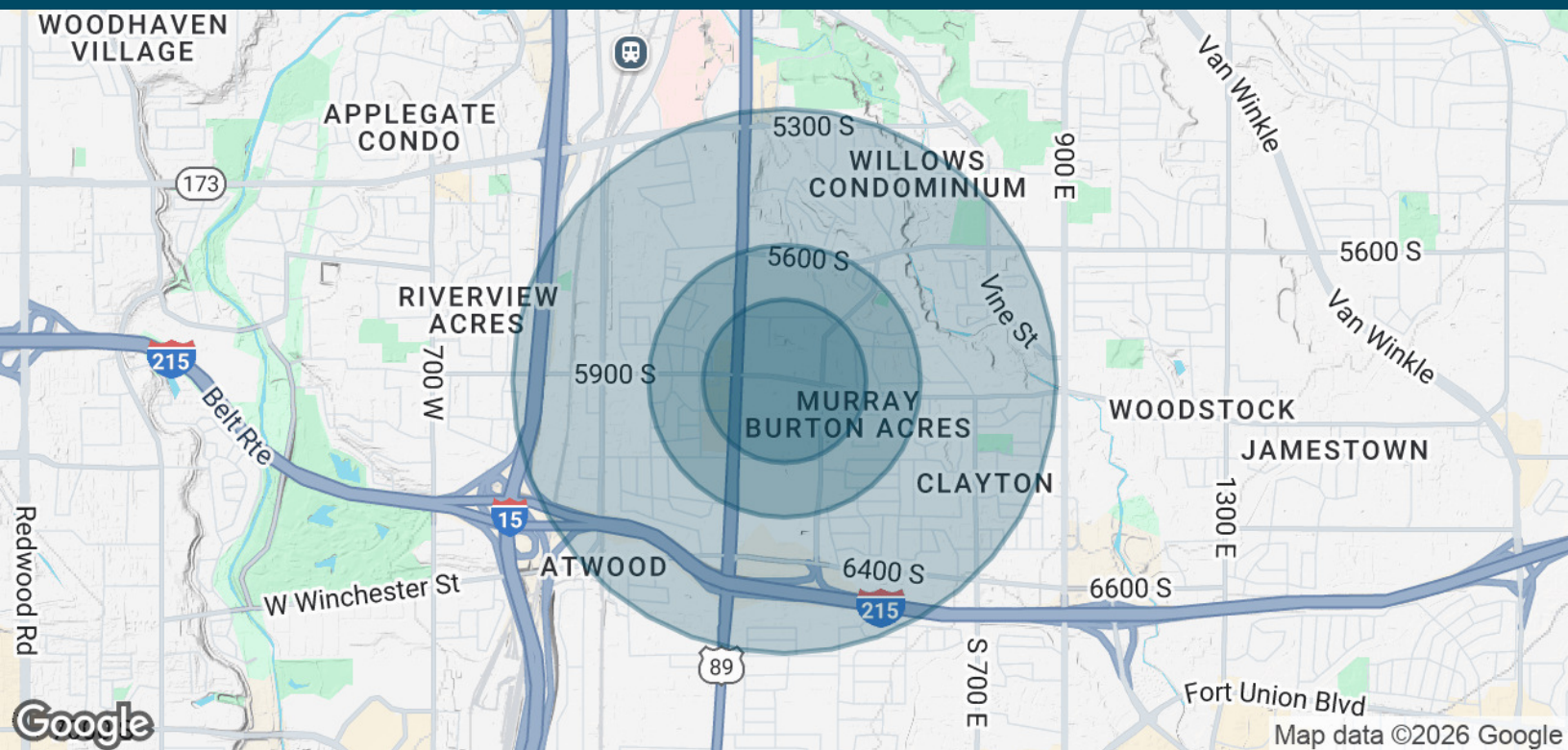


ELLIOT ABEL **JOSEPH MILLS**
Associate Broker Investment Sales
435.485.7070 801.971.2542
elliott@iraut.com joseph@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	598	2,253	12,692
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	841	5,015
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$124,673	\$115,774	\$101,919
Average House Value	\$662,233	\$610,317	\$574,795

Demographics data derived from AlphaMap

ELLIOT ABEL **JOSEPH MILLS**
 Associate Broker Investment Sales
 435.485.7070 801.971.2542
 elliot@iraut.com joseph@iraut.com

Investment Realty Advisors
 411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.