

# 184 E 5900 S

Murray, UT 84107

NNN Office Investment Sale



Investment Realty  
ADVISORS

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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

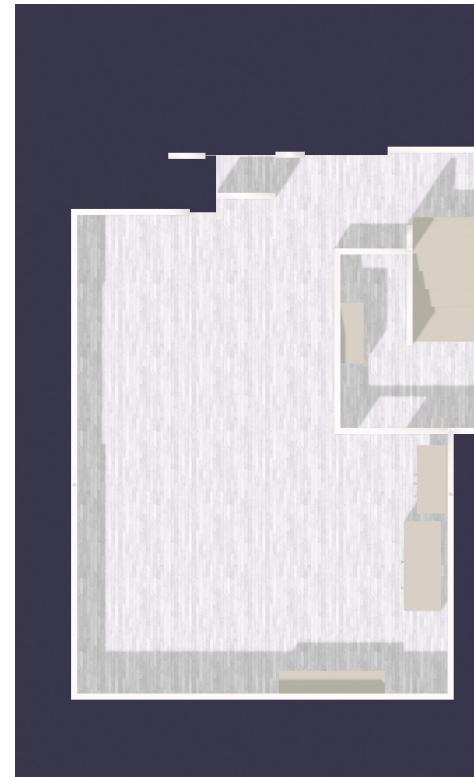
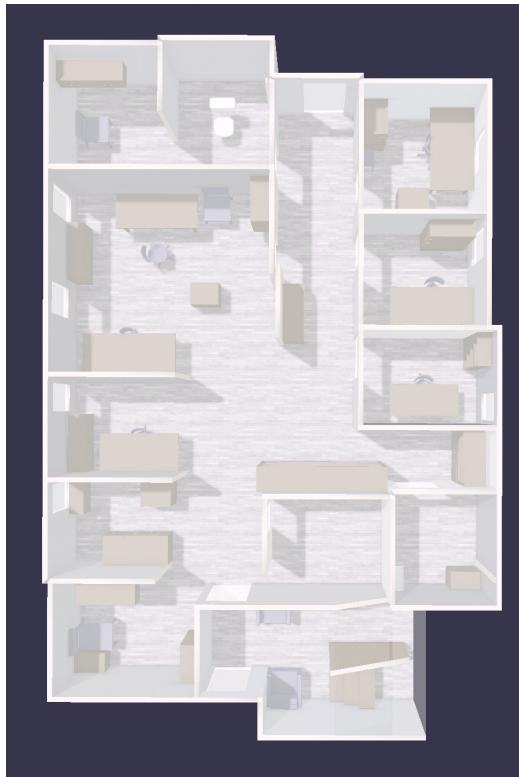
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# ADDITIONAL PHOTOS & FLOOR PLAN



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# LOCATION MAP



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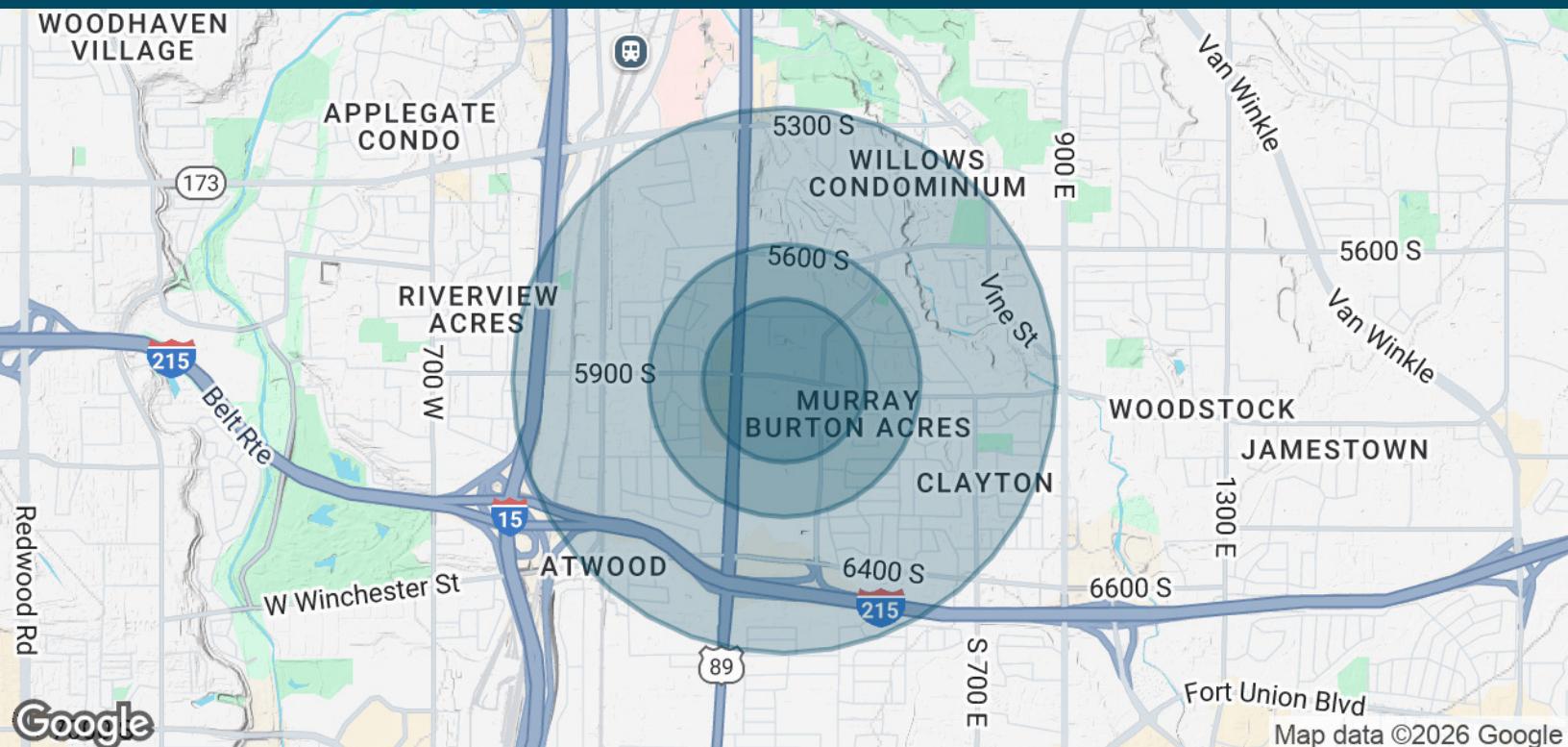
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# DEMOGRAPHICS MAP & REPORT



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## 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

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