

Turnkey 8Plex Multifamily Investment – Kanab, UT

5120 E Grand Vermillion Ave, Kanab, UT 84741 | Offered at \$1,600,000

Investment Overview

This newly constructed, fully leased 8-plex in Kanab, Utah presents a rare opportunity to acquire a stabilized, modern multifamily asset in a high-demand market. Leases are 6-month terms with \$50 rent increases at renewal. Backup offers are being accepted; due diligence period included.

Property Summary

Property Type: Multifamily – 8 Units
Building Type: New Construction
Lot Size: 0.92 Acres
Status: Fully Rented
Adjacent Opportunity: Identical 8-plex on neighboring lot also available

Unit Mix & Current Rents

2 Units – 3 Bed / 2 Bath – \$1,400/mo
3 Units – 2 Bed / 1 Bath – \$1,200/mo
3 Units – 1 Bed / 1 Bath – \$1,000/mo
All units increase \$50/month at end of 6-month lease

Property Features

All-electric systems
Individual HVAC units
LVP flooring throughout
Quartz countertops
Soft-close cabinetry
Appliances included: fridge, range, microwave, washer, dryer, garbage disposal
Private fenced yards
2 dedicated parking spaces per unit

Utilities

Owner pays: Water & Garbage
Tenant pays: Electric & Individual Fiber Internet

Investment Highlights

Turnkey income property
Fully leased with built-in rent growth
Low-maintenance new construction
Adjacent 8-plex available
Due diligence period included
High-demand Kanab market

Contact Information

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