

TAYLORSVILLE OFFICE

FOR SALE



PROPERTY DETAILS

5941 S. Redwood Rd., Taylorsville, UT 84123

- Excellent Owner/User Office For Sale with Expiring Leases
- 5,500 SF Office Building
- Purchase Price: \$926,806 (6.30%)
- Centrally Located in Salt Lake County
- Excellent Freeway Access

2025 DEMOS



EST. POPULATION

1 MILE » 13,301
3 MILE » 139,202
5 MILE » 412,702



EST. HOUSEHOLDS

1 MILE » 4,658
3 MILE » 49,420
5 MILE » 146,083



EST. AVERAGE HH INCOME

1 MILE » \$133,409
3 MILE » \$113,311
5 MILE » \$111,717



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**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
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INVESTMENT SUMMARY

INCOME:

Gross Potential Income		\$93,400
CAM Income		\$0
GROSS INCOME		\$93,400
Vacancy	5.00%	(\$4,670)
EFFECTIVE GROSS INCOME		\$88,730

EXPENSES

Utilities		(\$7,866)
Janitorial		(\$1,850)
General Repairs & Maintenance		(\$2,000)
HOA		(\$9,550)
Property Tax		(\$9,075)
TOTAL EXPENSES		(\$30,341)

NET OPERATING INCOME		\$58,389
Cap Rate		6.30%
PURCHASE PRICE		\$926,806
Price/sf		\$ 168.51

SUITE #	TENANT NAME	SQ. FT.	% GLA	LEASE TERMS WITH OPTIONS & ESCALATIONS					
				TERM	START	EXPIRES	PSF	MONTHLY	ANNUAL
50	Bella Day Spa	850	15.45%	1 Year	10/1/25	9/30/26	\$10.59	\$750	\$9,000
75	Drain Buster	850	15.45%	M2M	M2M	M2M	\$10.59	\$750	\$9,000
100	NEFA	950	17.27%	1 Year	10/1/25	9/30/26	\$16.42	\$1,300	\$15,600
101	Gonzales Insurance	950	17.27%	1 Year	10/1/25	9/30/26	\$18.95	\$1,500	\$18,000
201	Vacant	950	17.27%	Proforma	6/1/26	5/30/27	\$22.00	\$1,742	\$20,900
202	Vacant	950	17.27%	Proforma	6/1/26	5/30/27	\$22.00	\$1,742	\$20,900
TOTALS		5,500					\$16.98	\$7,783	\$93,400



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