



NNN Dental Lab

Investment  
Opportunity

\$2,550,000

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**9075 S. Riverside Dr.**  
Sandy, UT 84070

**Property Highlights**

- Triple Net Leased Investment to credit tenant
- Mixed use zone for industrial/office
- Complete interior renovation in 2020
- 2 Story, 10,875 SF
- 64 Parking Stalls situated on 1.26 acres
- Tenant has tripled its revenue within the last year
- New surgical equipment installed demonstrating commitment for future growth and term.
- \$217,440 NOI/8.5% capitalization rate
- Quick easy access from I-15



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