

FOR SALE

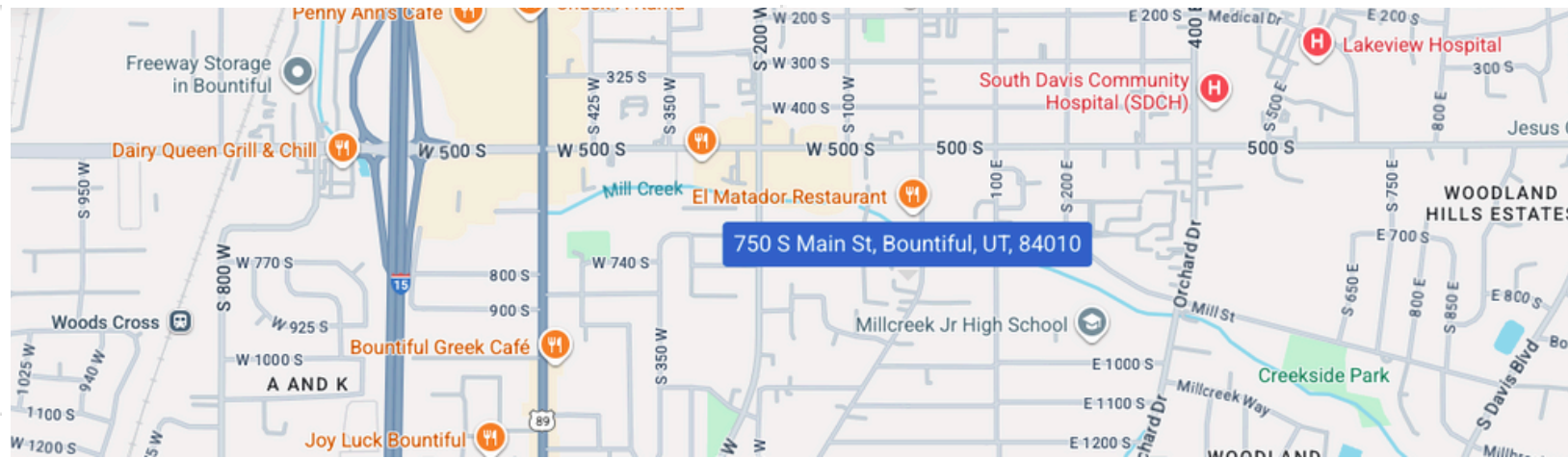
Multiple Office Spaces!

750 South Main Street, Bountiful Utah 84010

\$1,750,000

PROPERTY INFORMATION

- 1 asset in Bountiful right on Main Street with .86 acres of prime commercial frontage.
- Multiple entrances.
- 2 kitchens and 2 baths.
- On site storage facilities.
- Common Areas.
- Near restaurants, library, police, and hospital.
- 51 off street parking spaces.



Space Available	11,574
Built	1964
Lot Size	0.86 acres
Parking Spaces	51
Parcel ID	03-036-0149
Zoning Type	Office
County Frontage	Davis
Coordinates	40.88144000607862 / -111.88113768078857



**Tony
Zambrano**

Branch Broker
tonyz8069@gmail.com

R.E.E. COMMERCIAL

Janeen Best

COMMERCIAL AGENT

303-585-0490

Janeenbestre@hotmail.com

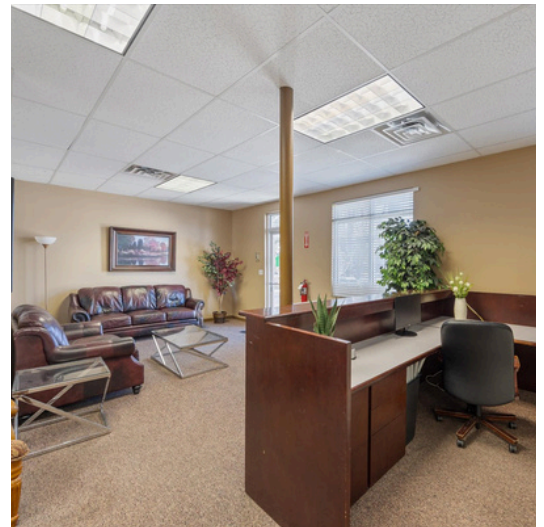
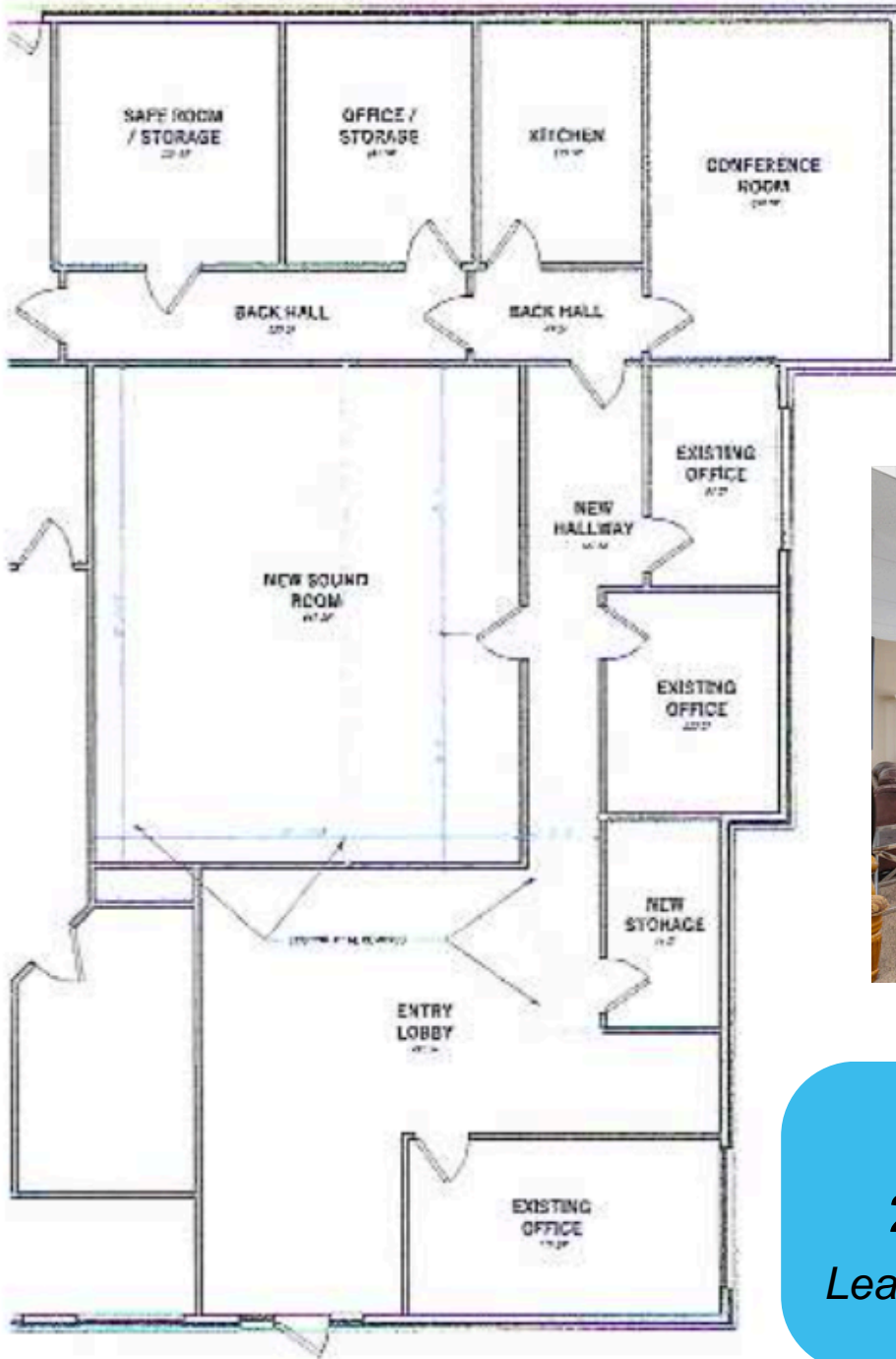


FOR SALE

Suite 101

750 South Main Street, Bountiful Utah 84010

Floor Plan



Lease Details

2266 sq ft | \$3,399

Lease Term 4/1/23 - 3/31/28

**Tony
Zambrano**

Branch Broker

tonyz8069@gmail.com

R.E.E. COMMERCIAL

Janeen Best

COMMERCIAL AGENT

303-585-0490

Janeenbestre@hotmail.com

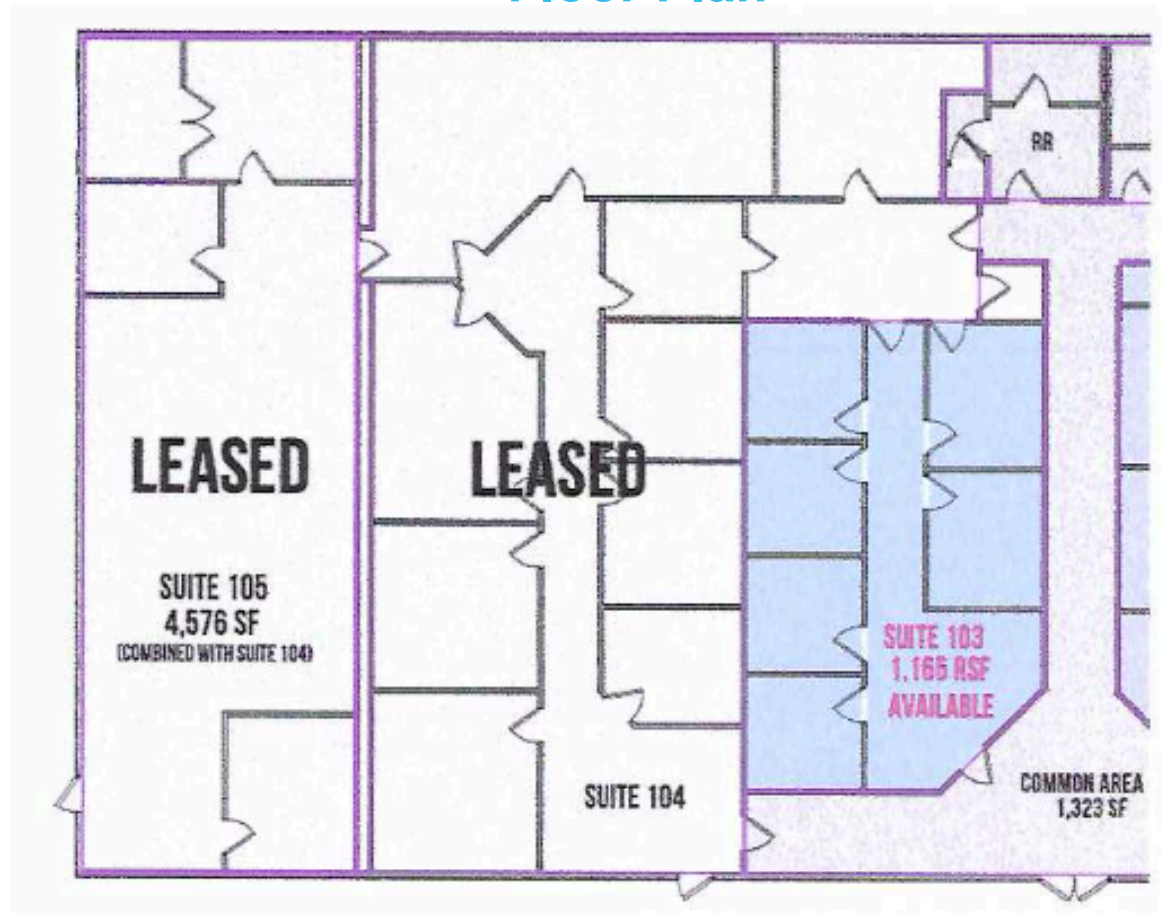


FOR SALE

Suite 102

750 South Main Street, Bountiful Utah 84010

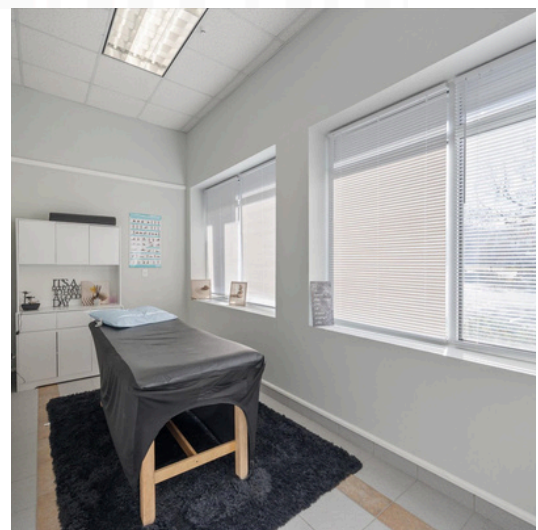
Floor Plan



Lease Details

1165 sq ft | \$1,500

Lease Term 12/1/24 - 11/30/27



**Tony
Zambrano**

Branch Broker

tonyz8069@gmail.com

R.E.E. COMMERCIAL

Janeen Best

COMMERCIAL AGENT

303-585-0490

Janeenbestre@hotmail.com



FOR SALE

Suite 103

750 South Main Street, Bountiful Utah 84010

Floor Plan Not Available



Lease Details

1165 sq ft | \$1941.67

Lease Term 4/1/23 - 3/31/26

**Tony
Zambrano**

Branch Broker

tonyz8069@gmail.com

R.E.E. COMMERCIAL

Janeen Best

COMMERCIAL AGENT

303-585-0490

Janeenbestre@hotmail.com

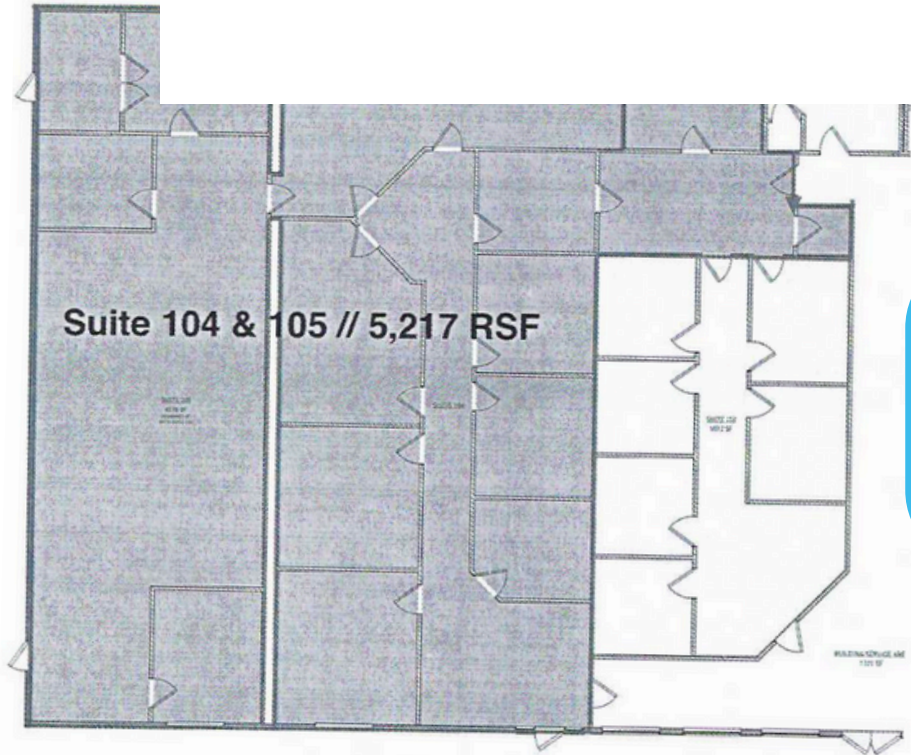


FOR SALE

Suite 104 & 105

750 South Main Street, Bountiful Utah 84010

Floor Plan



Lease Details

5217 sq ft | \$7,173.37

Lease Term 4/1/23 - 1/31/26



**Tony
Zambrano**

Branch Broker

tonyz8069@gmail.com

R.E.E. COMMERCIAL

Janeen Best

COMMERCIAL AGENT

303-585-0490

Janeenbestre@hotmail.com



FOR SALE

Pro Forma

750 South Main Street, Bountiful Utah 84010

- The five units consist of commercial space and include investment services, a bridal dress shop, and more.
- Leases are established and expirations staggered.
- This property is a great value and even offers seller financing.
- 7.66% CAP
- Turn Key Investment Opportunity

TENANT RENTS				
	2024	2025	2026	TOTALS
SUITE 101	\$3,500.97	\$3,606.00	\$3,714.18	\$10,821.15
SUITE 102	\$1,500.00	\$1,545.00	\$1,591.35	\$4,636.35
SUITE 103	\$1,999.92	\$2,059.91		\$4,059.83
SUITE 104 &105	\$7,388.58	\$7,610.24	\$7,338.58	\$22,337.40
Monthly Total	\$14,389.47	\$14,821.15	\$12,644.11	\$41,854.73
Yearly Totals	\$172,673.64	\$177,853.80	\$151,729.32	



**Tony
Zambrano**
Branch Broker
tonyz8069@gmail.com

R.E.E. 
COMMERCIAL

Janeen Best
COMMERCIAL AGENT
303-585-0490
Janeenbestre@hotmail.com

