



763 W 700 S

Woods Cross, UT 84087

PROPERTY DESCRIPTION:

- Perfect Owner/User Property with Income
- Excellent Freeway Access
- Easy Access to TRAX Station
- Approx. 55 Parking Stalls 5 / 1,000
- Single Level Office Building
- Excellent Condition
- High Efficiency Solar Panels
- New Electrical Service
- Separately Metered
- Suite 100: Fully Leased
- Suite 200: Vacant

SALE PRICE:

\$2,250,000

LEASE RATE:

\$15.00 SF/yr (NNN)

PROPERTY DETAILS:

Building: 11,354 SF

Available: 6,222 SF

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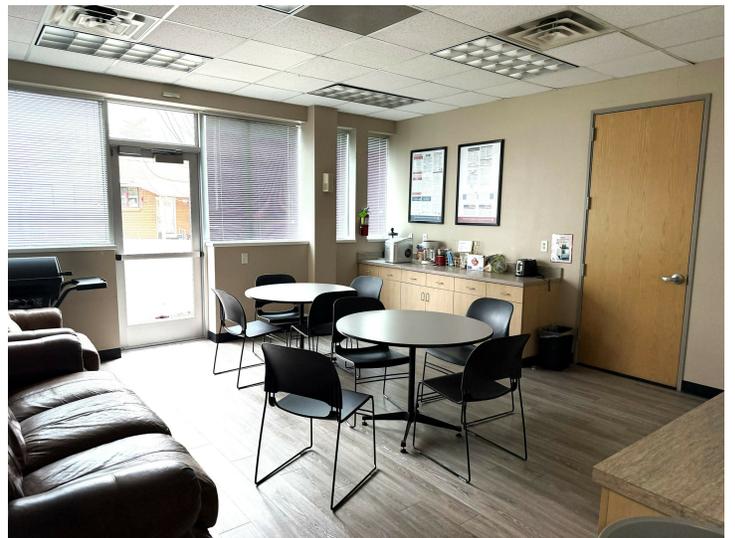
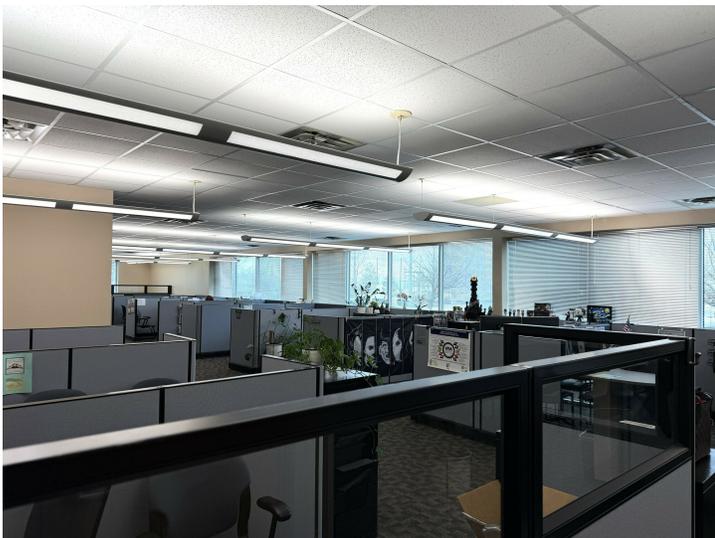
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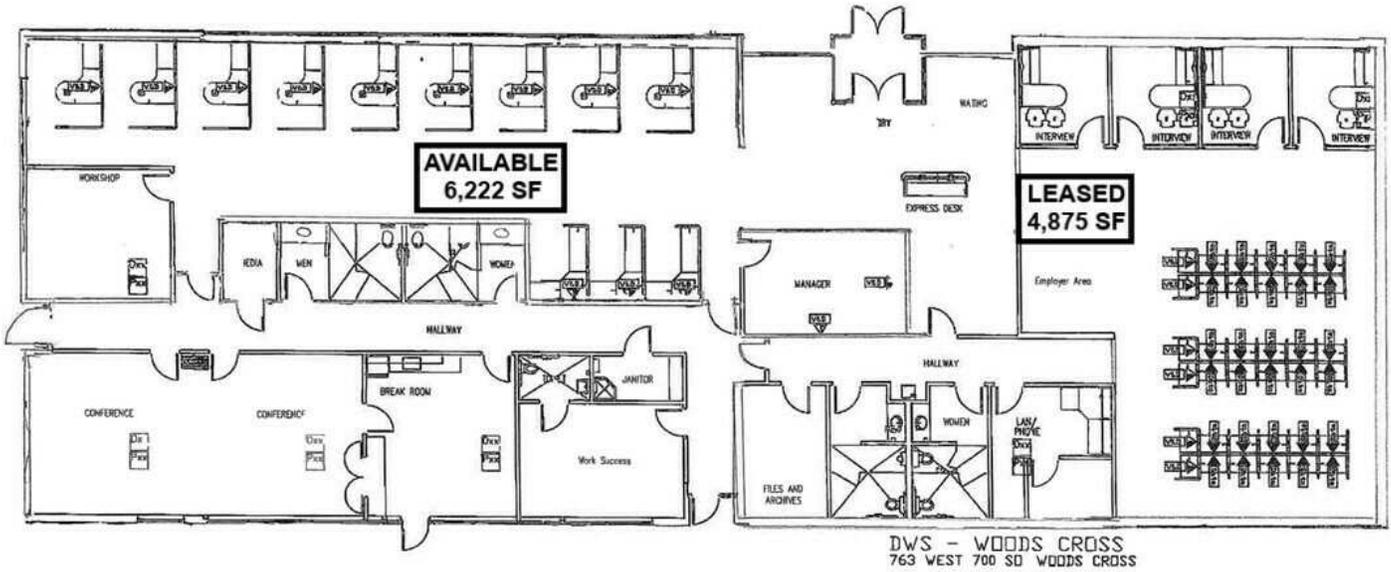
Built in 2001, the property offers seamless access to a multitude of amenities, including excellent freeway access and proximity to a TRAX station. Boasting approximately 55 parking stalls (5/1,000) and high-efficiency solar panels, this property is in excellent condition and features new electrical service and separately metered units. Suite 100 is fully leased, providing immediate income, while Suite 200 presents an ideal owner/user space.



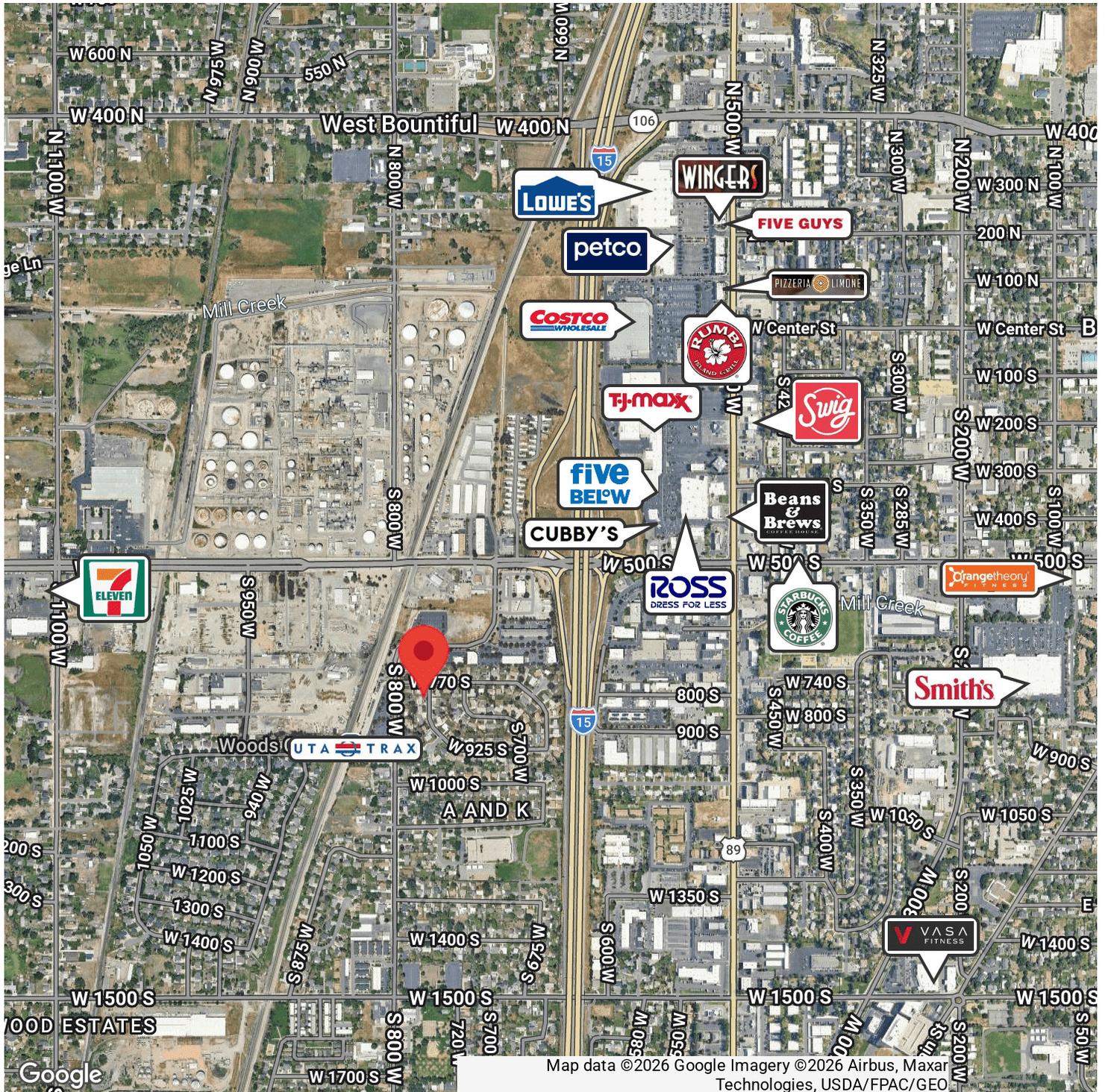
OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	2
Available SF:	6,222 SF
Lot Size:	1.07 Acres
Building Size:	11,354 SF





FOR SALE / LEASE



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