



## 763 WEST 700 SOUTH

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: 11,197 SF**

**Available: 6,222 SF**

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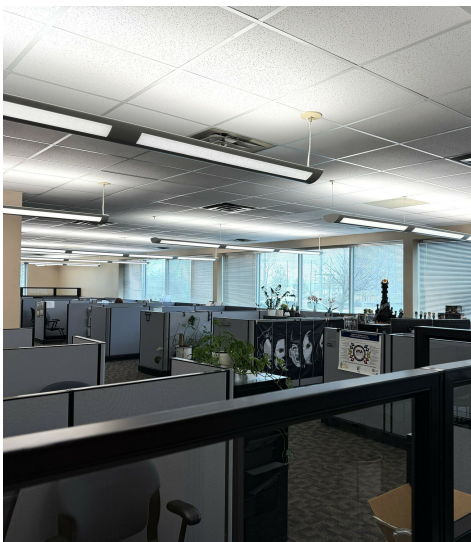
### OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| 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:   | 11,197 SF           |
| NOI:             | \$164,472.48        |
| Cap Rate:        | 7.31%               |

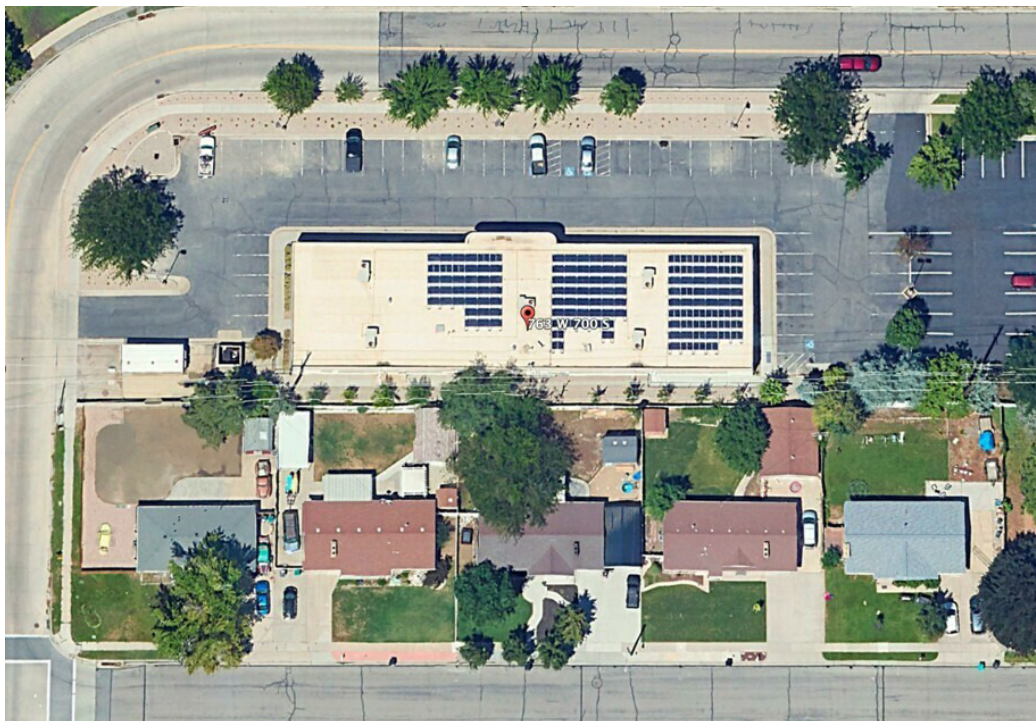
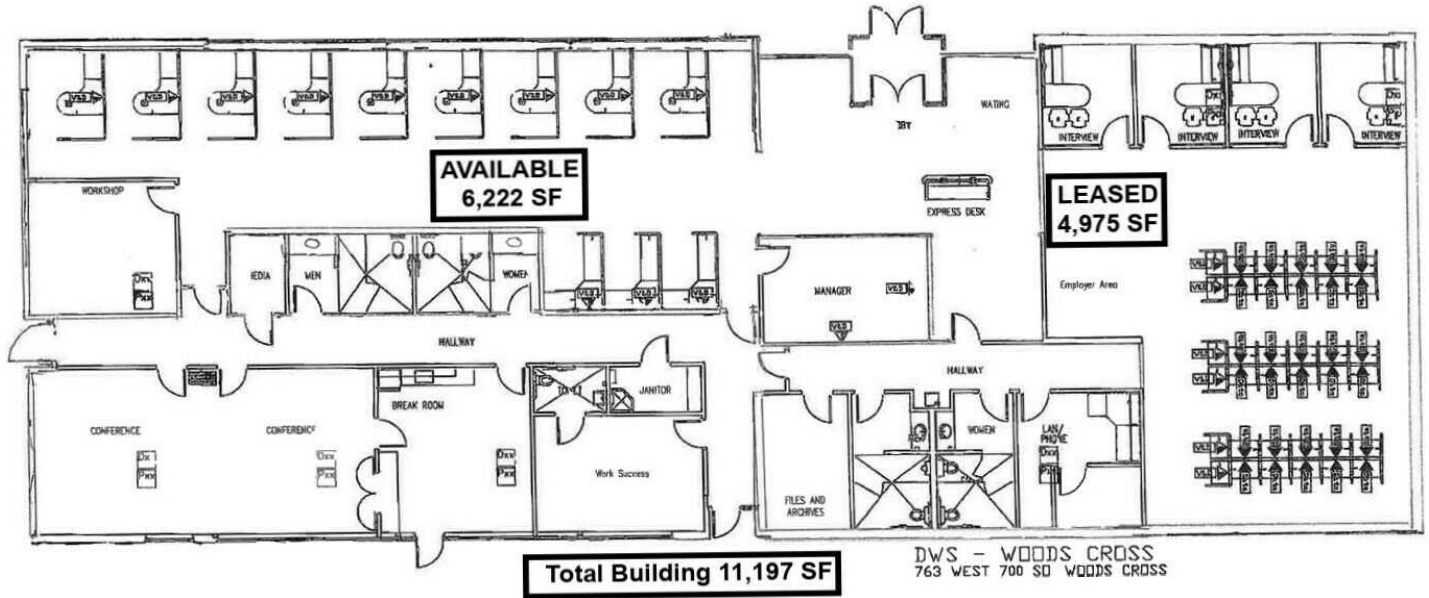
### NNN TENANT EXPENSES

|                           | ANNUAL             | PER SF        |
|---------------------------|--------------------|---------------|
| Property Tax              | \$27,010.95        | \$2.41        |
| Property Insurance        | \$5,005.79         | \$0.45        |
| Dumpster                  | \$1,658.52         | \$0.15        |
| Water                     | \$1,500.60         | \$0.13        |
| Sewer                     | \$972.00           | \$0.09        |
| HVAC Main/Filters         | \$642.25           | \$0.06        |
| Landscaping/Snow Removal  | \$3,463.00         | \$0.31        |
| <b>Total NNN Expenses</b> | <b>\$40,253.11</b> | <b>\$3.59</b> |

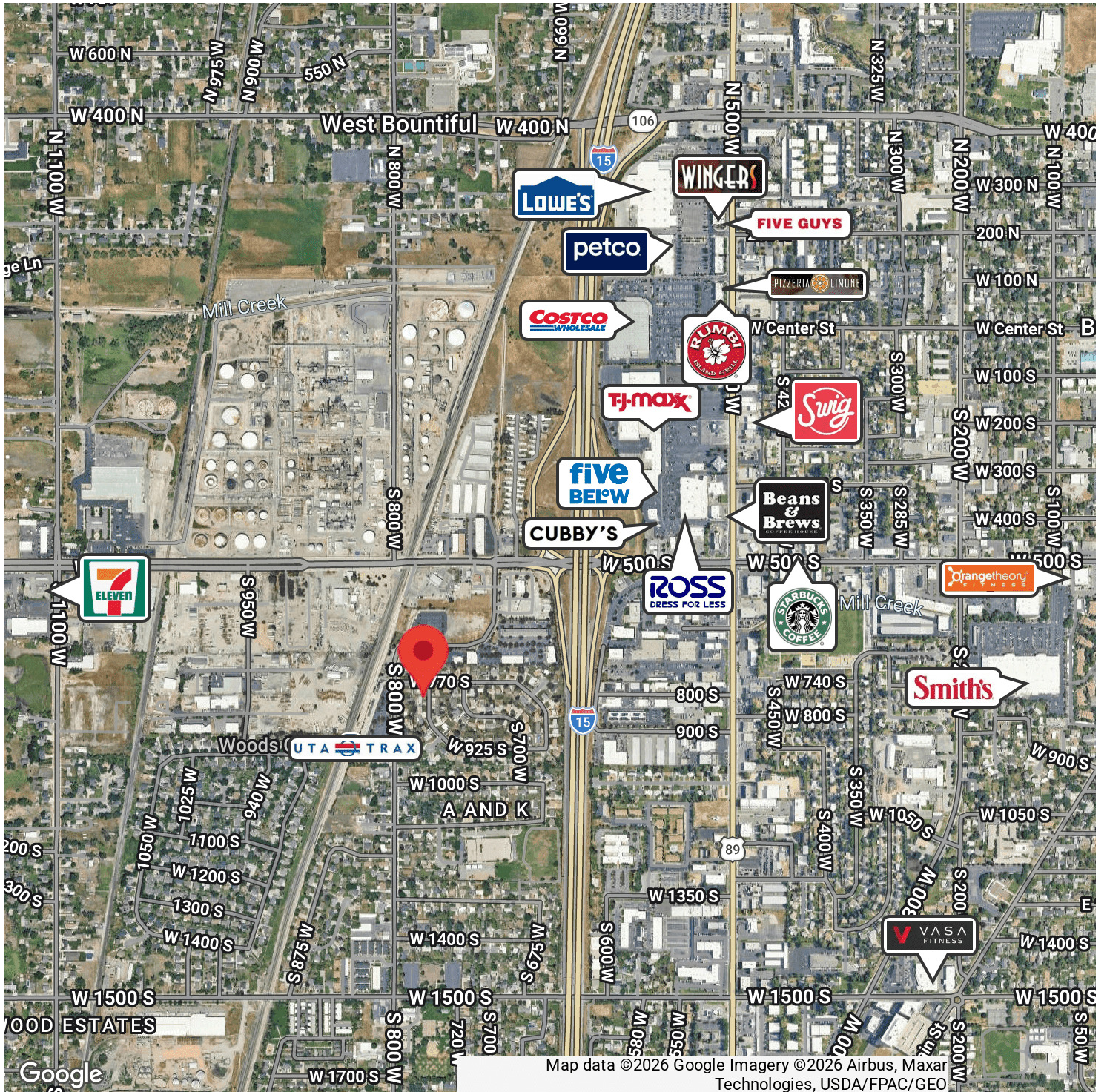
| SUITE        | ANNUAL      | RENT    | SF    | OCCUPANCY |
|--------------|-------------|---------|-------|-----------|
| Suite 101    | \$71,142.48 | \$14.30 | 4,975 | Leased    |
| Proforma 102 | \$93,330.00 | \$15.00 | 6,222 | Available |



# FOR SALE / LEASE



# FOR SALE / LEASE



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