



# OFFICE BUILDING FOR LEASE

189. E. FORT UNION BLVD., MIDVALE, UT 84047

**LEASE RATE: \$18.00/PSF NNN**  
**SALE PRICE: \$2,100,000.00**



## PROPERTY INFORMATION

- ✔ Suite 201: 2,658 SF Available For Lease
- ✔ Class A Finishes
- ✔ Ample Parking
- ✔ ADA Accessible
- ✔ 4 Minutes To I-15
- ✔ 4-5 Minutes To Fashion Place Mall

## PURCHASE INFORMATION

- ✔ 16,094 SF Office Building
  - 10,730 SF Office
  - 5,364 SF Storage
- ✔ SBA Qualifiable
- ✔ Entire Second Floor Can Be Vacated With Proper Notice
  
- ✔ Purchase Price \$2,100,000.00
- ✔ Down Payment: 10% (\$210,000.00)
- ✔ Interest Rate: 6.5% (estimate)
- ✔ Monthly Payment: \$12,761.00
- ✔ In Place Net Income: \$4,459.00
- ✔ Net Payment: \$8,302.00

## CONTACT US

**KELLEN KONCAR**

ASSOCIATE BROKER

✉ kellen@cresutah.com

☎ 801.824.1311

**GREG MCDONALD**

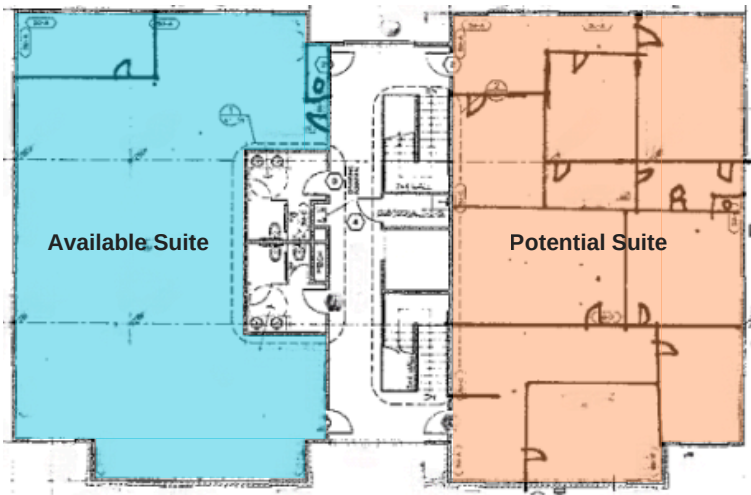
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Call Us   
**801.876.6070**

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CRES office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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