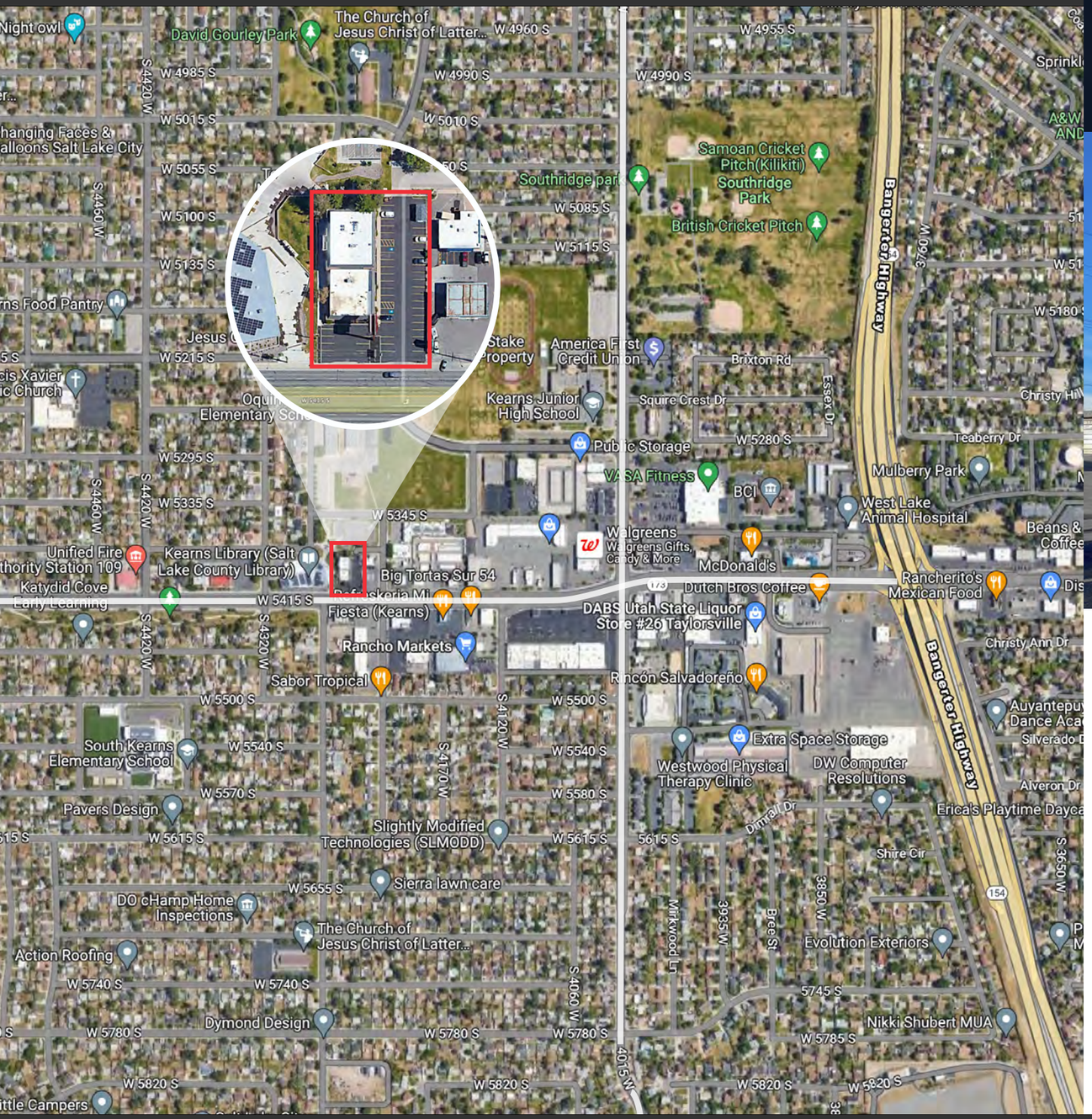

Linguistica International Building

4244 - 4250 W. 5415 S.
Kearns, UT 84118

OFFICE | FOR LEASE / SALE

Nice investment or owner occupant property aggressively priced. C-2 Zoning allows for office use or a variety of retail uses in the heart of Kearns.

PROPERTY INFORMATION

- 18,045 SF Building
- 7,716 SF Available
- Lease rate: $16.00 PSF, modified gross
- Sales price: $2,900,000.00
- Lot is approx 0.65 acres
- Presently Housing the Kearns Police Dept.
- NOI: $229,360.00
- CAP Rate: 7.9%

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 EST	23,196	165,778	370,569
2027 PROJ	23,605	167,627	380,145
HOUSEHOLDS			
2022 EST	6,891	48,556	113,357
2027 PROJ	7,045	49,313	116,759
INCOME			
2022 AVG	$79,380	$95,628	$94,839
2022 MED	$66,647	$81,202	$79,305

Source: ESRI 2023

NAIPremier
7455 Union Park Avenue Ste. A, Midvale, Utah 84047
801 255 3333 | naipremier.com

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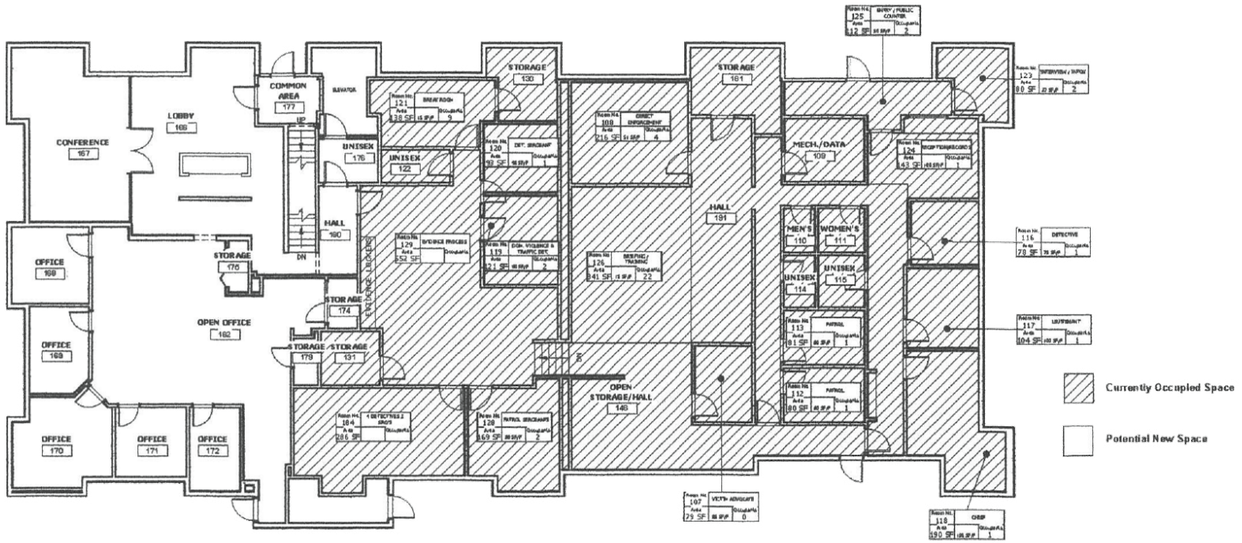
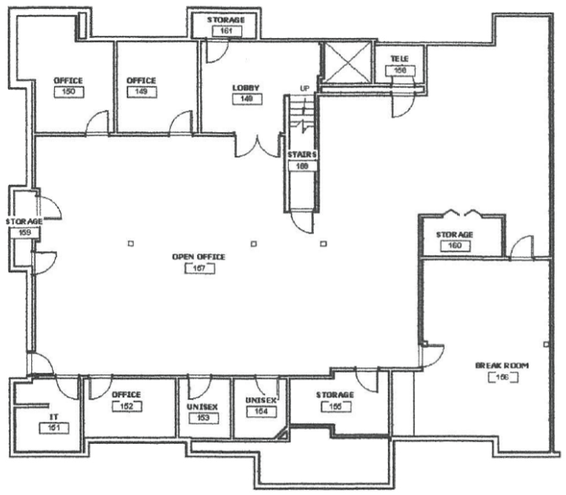
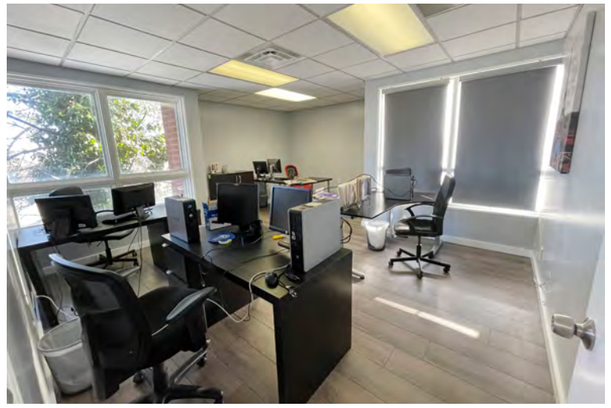
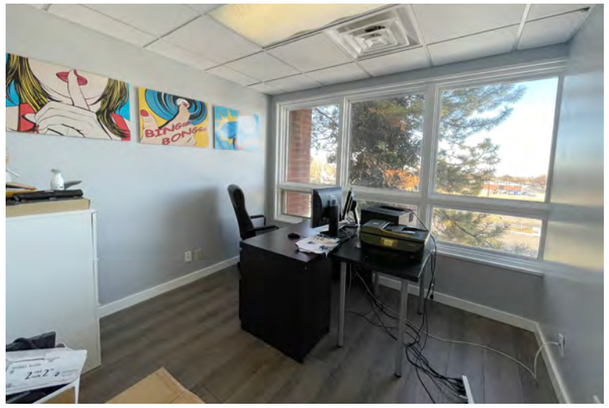
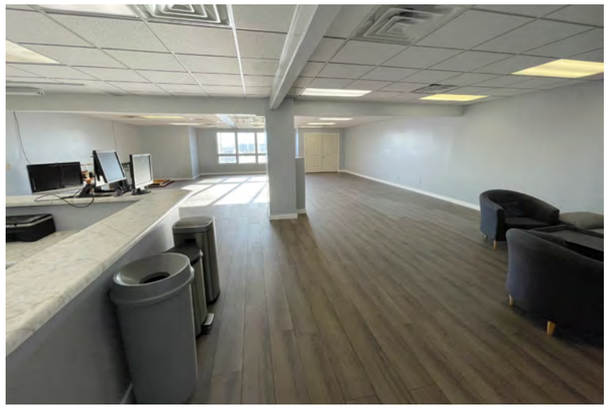
NAIPremier
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE
801 255 3333 | naipremier.com

Joe Marcinkewicz
c 801 590 7676
joem@naipremier.com

Floor Plan - Main Level



Basement