



244 N Main St. | Spanish Fork, UT

Preloved Building Fully Leased Investment Property For Sale



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Offering Summary

Details:

- Main Street 37,000 ADT
- 6,296 square foot building
- Prime Main Street location with ample parking
- 3% annual rent escalations in place

Sale Price

\$1,500,000

Net Operating Income

\$110,190.00 /yr

Capitalization Rate

7.35%

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Site Arial Map



Rent Roll:

Space	Annual NOI	Price per foot	Total Square Feet
Main Floor	\$63,000.00	\$20.00	3,150
Upstairs	\$31,590.00	\$15.00	2,106
Warehouse	\$15,600.00	\$15.00	1,040
Total	\$110,190.00		6,296
Cap Rate	7.35%		
Sales Price	\$1,500,000.00		



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Investment Opportunity | Offering Memorandum

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