



BANK BRANCH BUILDING

Multi-Tenant Office Investment Opportunity

HIGHLIGHTS INCLUDE:

- **Sale & Partial Leaseback:** Bank to leaseback 4,414 sf (19.8%) for 7 years
- **Credit Tenant:** Bank tenant is rated A+
- **Location:** Prime visibility and strategically located on the hard corner of 500 East and 400 South
- **Strong Area Demographics:** Within a 3-mile radius, there are 66,663 households featuring average annual income of \$117,539 with daytime population of 248,376
- **Covered-Land Play:** Asking price of \$2,562,000 provides a strong land-basis of \$83 psf should bank tenant vacate from the premises

INVESTMENT SUMMARY

Address:	475 East 200 South Salt Lake City, Utah
Building Size:	22,304 sq. ft. (Buyer to verify)
Occupancy:	19.8% (Bank to Lease back 4,414 sf)
Site Size:	0.71 acres
Parcel Numbers:	16-06-206-021 16-06-206-029
Age:	1965
Zoning:	R-MU (Residential/Mixed Use)
Parking:	45 spaces (2.02/1,000 sf ratio)
Sales Price:	\$2,562,000 (\$114.87 psf)
Cap Rate:	7.02% (Pro forma)

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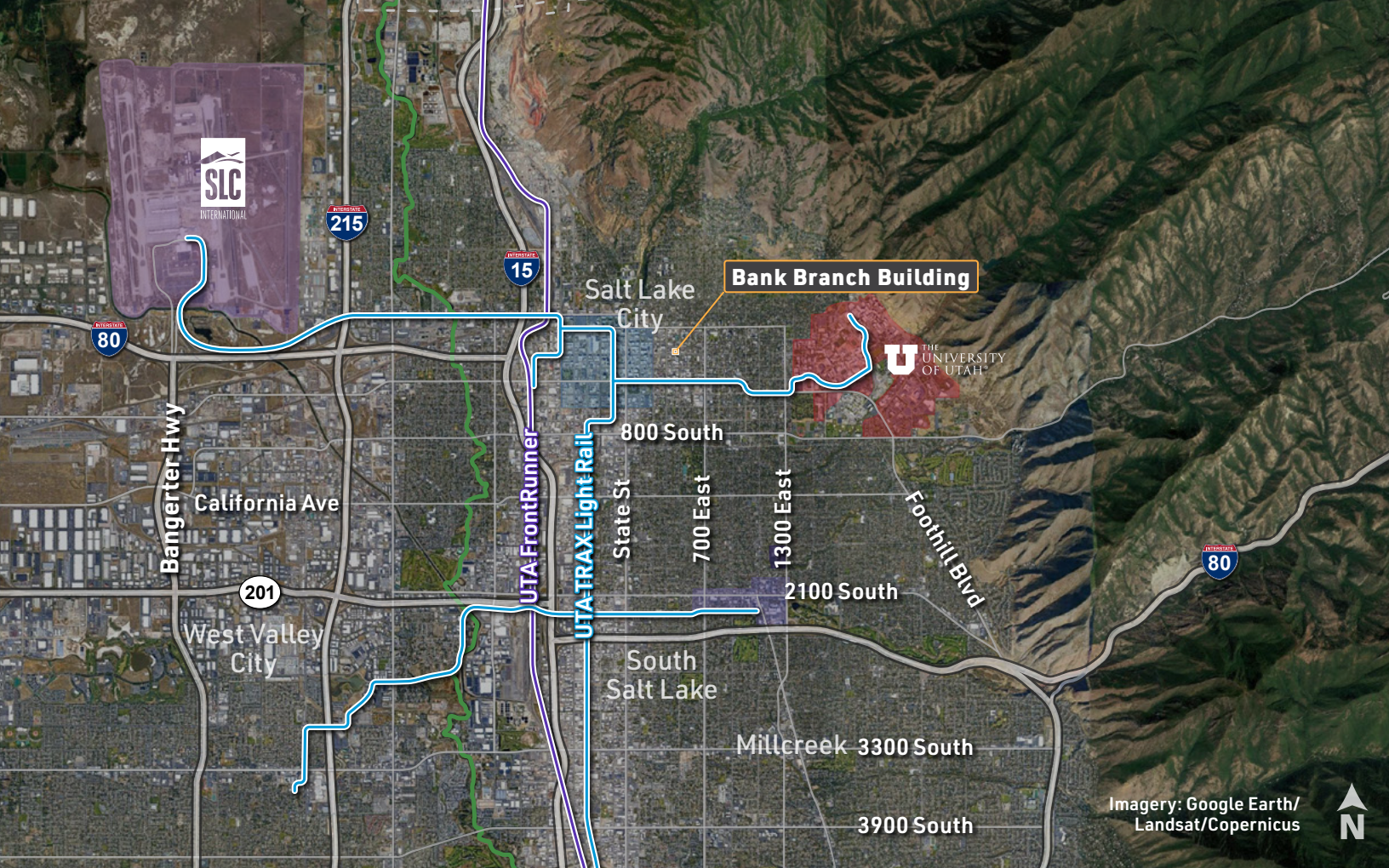
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Demographics	1 Mile	3 miles	5 miles
Population			
2025 Estimated	33,234	140,233	243,283
2030 Projected	36,255	149,832	255,700
Households			
2025 Estimated	19,214	66,663	107,303
2030 Projected	21,610	73,690	116,940
Income			
Average Household Income	\$98,489	\$117,539	\$121,775
Median Household Income	\$63,650	\$76,307	\$80,962
Per Capita Income	\$56,913	\$56,068	\$53,934

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