



763 WEST 700 SOUTH

Woods Cross, UT 84087

PROPERTY DESCRIPTION:

- Perfect Owner/User Property with Income
- Excellent Freeway Access
- Easy Access to FrontRunner 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 SF/yr (NNN)

PROPERTY DETAILS:

Building: 11,197 SF

Available: 6,222 SF

MICHAEL FERRO

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Salt Lake City, UT 84111

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OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Rate:	\$15 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%

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

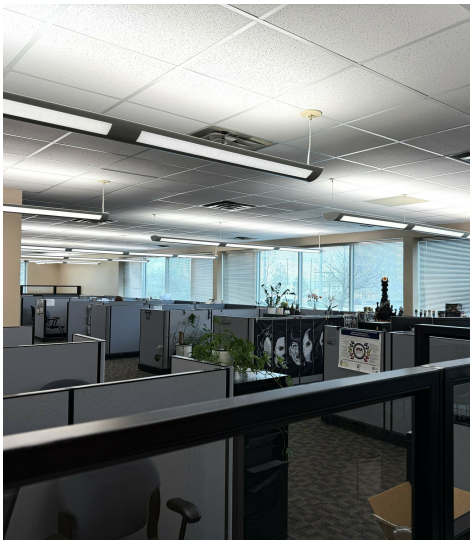
NNN TENANT EXPENSES

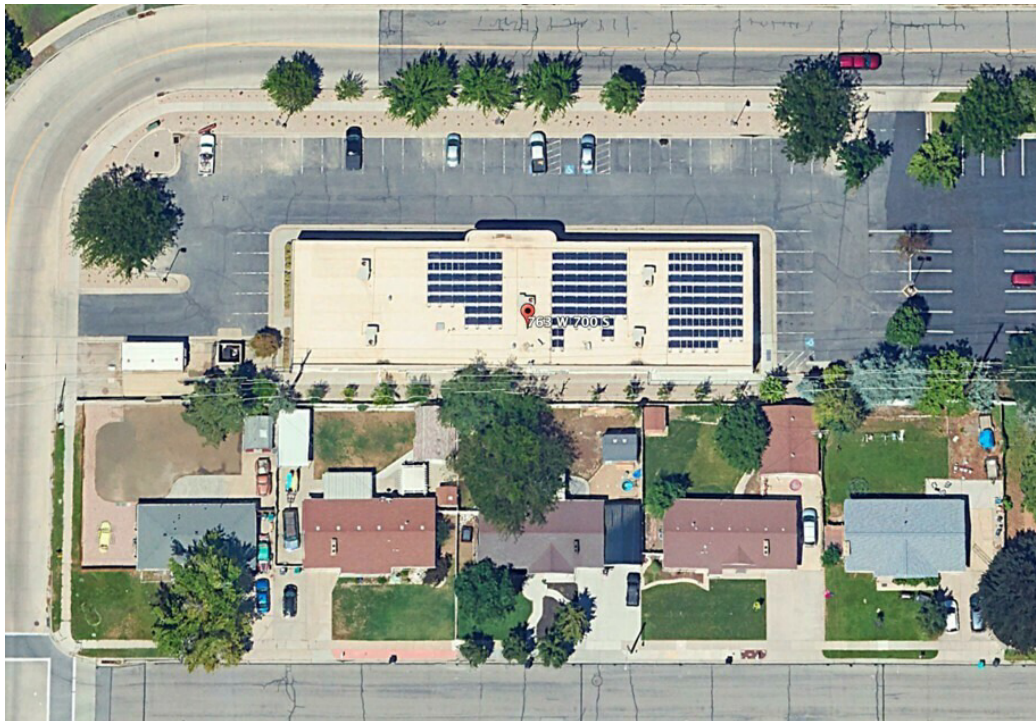
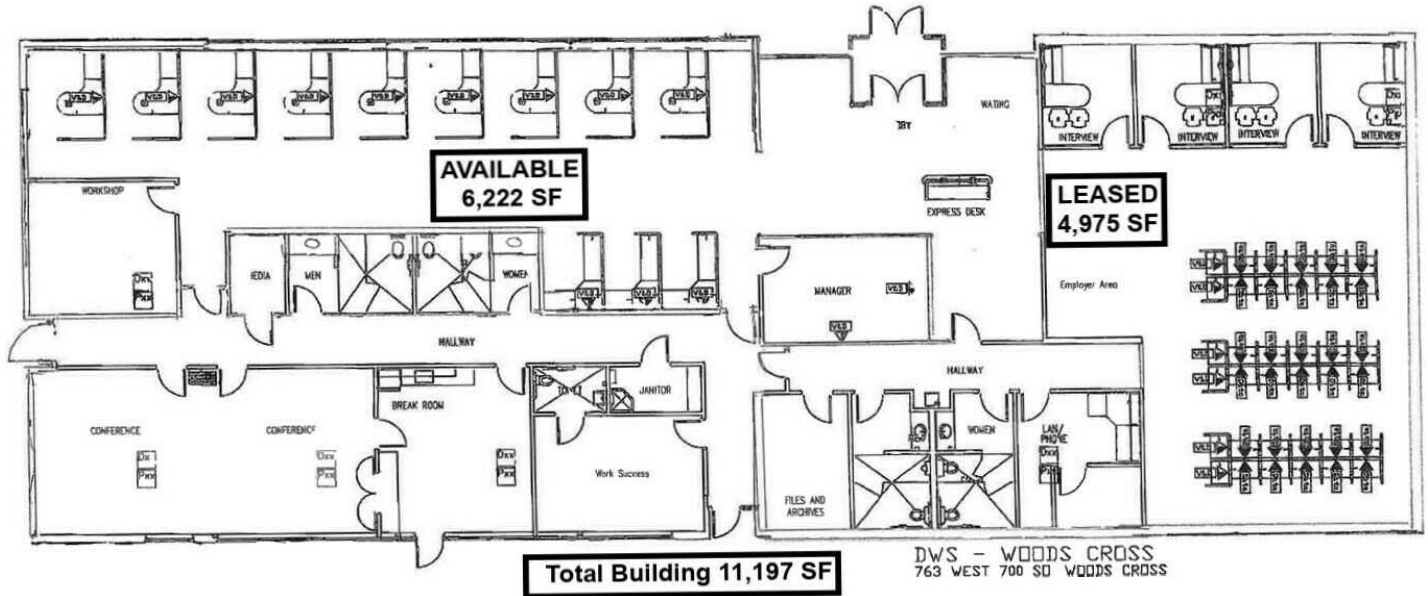
	ANNUAL	PER SF
Property Tax	\$27,010.95	\$2.41
Property Insurance	\$5,005.79	\$0.45
Dumpster	\$1,658.52	\$0.15
Water	\$1,500.60	\$0.13
Sewer	\$972.00	\$0.09
HVAC Main/Filters	\$642.25	\$0.06
Landscaping/Snow Removal	\$3,463.00	\$0.31
Total NNN Expenses	\$40,253.11	\$3.59

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This is an aerial map of the West Bountiful area in Utah. A red pin is placed on the map near the intersection of W 800 S and S 800 W. The map shows a grid of streets, including W 400 N, W 500 N, W 600 N, W 700 N, W 800 N, W 900 N, W 1000 N, W 1100 N, W 1200 N, W 1300 N, W 1400 N, W 1500 N, W 1600 N, W 1700 N, W 1800 N, W 1900 N, W 2000 N, W 2100 N, W 2200 N, W 2300 N, W 2400 N, W 2500 N, W 2600 N, W 2700 N, W 2800 N, W 2900 N, W 3000 N, W 3100 N, W 3200 N, W 3300 N, W 3400 N, W 3500 N, W 3600 N, W 3700 N, W 3800 N, W 3900 N, W 4000 N, W 4100 N, W 4200 N, W 4300 N, W 4400 N, W 4500 N, W 4600 N, W 4700 N, W 4800 N, W 4900 N, W 5000 N, W 5100 N, W 5200 N, W 5300 N, W 5400 N, W 5500 N, W 5600 N, W 5700 N, W 5800 N, W 5900 N, W 6000 N, W 6100 N, W 6200 N, W 6300 N, W 6400 N, W 6500 N, W 6600 N, W 6700 N, W 6800 N, W 6900 N, W 7000 N, W 7100 N, W 7200 N, W 7300 N, W 7400 N, W 7500 N, W 7600 N, W 7700 N, W 7800 N, W 7900 N, W 8000 N, W 8100 N, W 8200 N, W 8300 N, W 8400 N, W 8500 N, W 8600 N, W 8700 N, W 8800 N, W 8900 N, W 9000 N, W 9100 N, W 9200 N, W 9300 N, W 9400 N, W 9500 N, W 9600 N, W 9700 N, W 9800 N, W 9900 N, W 10000 N, W 10100 N, W 10200 N, W 10300 N, W 10400 N, W 10500 N, W 10600 N, W 10700 N, W 10800 N, W 10900 N, W 11000 N, W 11100 N, W 11200 N, W 11300 N, W 11400 N, W 11500 N, W 11600 N, W 11700 N, W 11800 N, W 11900 N, W 12000 N, W 12100 N, W 12200 N, W 12300 N, W 12400 N, W 12500 N, W 12600 N, W 12700 N, W 12800 N, W 12900 N, W 13000 N, W 13100 N, W 13200 N, W 13300 N, W 13400 N, W 13500 N, W 13600 N, W 13700 N, W 13800 N, W 13900 N, W 14000 N, W 14100 N, W 14200 N, W 14300 N, W 14400 N, W 14500 N, W 14600 N, W 14700 N, W 14800 N, W 14900 N, W 15000 N, W 15100 N, W 15200 N, W 15300 N, W 15400 N, W 15500 N, W 15600 N, W 15700 N, W 15800 N, W 15900 N, W 16000 N, W 16100 N, W 16200 N, W 16300 N, W 16400 N, W 16500 N, W 16600 N, W 16700 N, W 16800 N, W 16900 N, W 17000 N, W 17100 N, W 17200 N, W 17300 N, W 17400 N, W 17500 N, W 17600 N, W 17700 N, W 17800 N, W 17900 N, W 18000 N, W 18100 N, W 18200 N, W 18300 N, W 18400 N, W 18500 N, W 18600 N, W 18700 N, W 18800 N, W 18900 N, W 19000 N, W 19100 N, W 19200 N, W 19300 N, W 19400 N, W 19500 N, W 19600 N, W 19700 N, W 19800 N, W 19900 N, W 20000 N, W 20100 N, W 20200 N, W 20300 N, W 20400 N, W 20500 N, W 20600 N, W 20700 N, W 20800 N, W 20900 N, W 21000 N, W 21100 N, W 21200 N, W 21300 N, W 21400 N, W 21500 N, W 21600 N, W 21700 N, W 21800 N, W 21900 N, W 22000 N, W 22100 N, W 22200 N, W 22300 N, W 22400 N, W 22500 N, W 22600 N, W 22700 N, W 22800 N, W 22900 N, W 23000 N, W 23100 N, W 23200 N, W 23300 N, W 23400 N, W 23500 N, W 23600 N, W 23700 N, W 23800 N, W 23900 N, W 24000 N, W 24100 N, W 24200 N, W 24300 N, W 24400 N, W 24500 N, W 24600 N, W 24700 N, W 24800 N, W 24900 N, W 25000 N, W 25100 N, W 25200 N, W 25300 N, W 25400 N, W 25500 N, W 25600 N, W 25700 N, W 25800 N, W 25900 N, W 26000 N, W 26100 N, W 26200 N, W 26300 N, W 26400 N, W 26500 N, W 26600 N, W 26700 N, W 26800 N, W 26900 N, W 27000 N, W 27100 N, W 27200 N, W 27300 N, W 27400 N, W 27500 N, W 27600 N, W 27700 N, W 27800 N, W 27900 N, W 28000 N, W 28100 N, W 28200 N, W 28300 N, W 28400 N, W 28500 N, W 28600 N, W 28700 N, W 28800 N, W 28900 N, W 29000 N, W 29100 N, W 29200 N, W 29300 N, W 29400 N, W 29500 N, W 29600 N, W 29700 N, W 29800 N, W 29900 N, W 30000 N, W 30100 N, W 30200 N, W 30300 N, W 30400 N, W 30500 N, W 30600 N, W 30700 N, W 30800 N, W 30900 N, W 31000 N, W 31100 N, W 31200 N, W 31300 N, W 31400 N, W 31500 N, W 31600 N, W 31700 N, W 31800 N, W 31900 N, W 32000 N, W 32100 N, W 32200 N, W 32300 N, W 32400 N, W 32500 N, W 32600 N, W 32700 N, W 32800 N, W 32900 N, W 33000 N, W 33100 N, W 33200 N, W 33300 N, W 33400 N, W 33500 N, W 33600 N, W 33700 N, W 33800 N, W 33900 N, W 34000 N, W 34100 N, W 34200 N, W 34300 N, W 34400 N, W 34500 N, W 34600 N, W 34700 N, W 34800 N, W 34900 N, W 35000 N, W 35100 N, W 35200 N, W 35300 N, W 35400 N, W 35500 N, W 35600 N, W 35700 N, W 35800 N, W 35900 N, W 36000 N, W 36100 N, W 36200 N, W 36300 N, W 36400 N, W 36500 N, W 36600 N, W 36700 N, W 36800 N, W 36900 N, W 37000 N, W 37100 N, W 37200 N, W 37300 N, W 37400 N, W 37500 N, W 37600 N, W 37700 N, W 37800 N, W 37900 N, W 38000 N, W 38100 N, W 38200 N, W 38300 N, W 38400 N, W 38500 N, W 38600 N, W 38700 N, W 38800 N, W 38900 N, W 39000 N, W 39100 N, W 39200 N, W 39300 N, W 39400 N, W 39500 N, W 39600 N, W 39700 N, W 39800 N, W 39900 N, W 40000 N, W 40100 N, W 40200 N, W 40300 N, W 40400 N, W 40500 N, W 40600 N, W 40700 N, W 40800 N, W 40900 N, W 41000 N, W 41100 N, W 41200 N, W 41300 N, W 41400 N, W 41500 N, W 41600 N, W 41700 N, W 41800 N, W 41900 N, W 42000 N, W 42100 N, W 42200 N, W 42300 N, W 42400 N, W 42500 N, W 42600 N, W 42700 N, W 42800 N, W 42900 N, W 43000 N, W 43100 N, W 43200 N, W 43300 N, W 43400 N, W 43500 N, W 43600 N, W 43700 N, W 43800 N, W 43900 N, W 44000 N, W 44100 N, W 44200 N, W 44300 N, W 44400 N, W 44500 N, W 44600 N, W 44700 N, W 44800 N, W 44900 N, W 450

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*This information is provided with the understanding that any negotiations relating to the property will be conducted through InterNet Properties, Inc. This description is based on information we believe to be reliable but cannot guarantee.