CUSHMAN & FOR SALE



Investment Summary

- Projected NOI: \$103,202.00
- Price:

- \$1,485,000.00
- Cap Rate: 6.95
- Lease Rate: \$26/SF NNN
- Annual increase of 3% Increase:
- Tenant space:

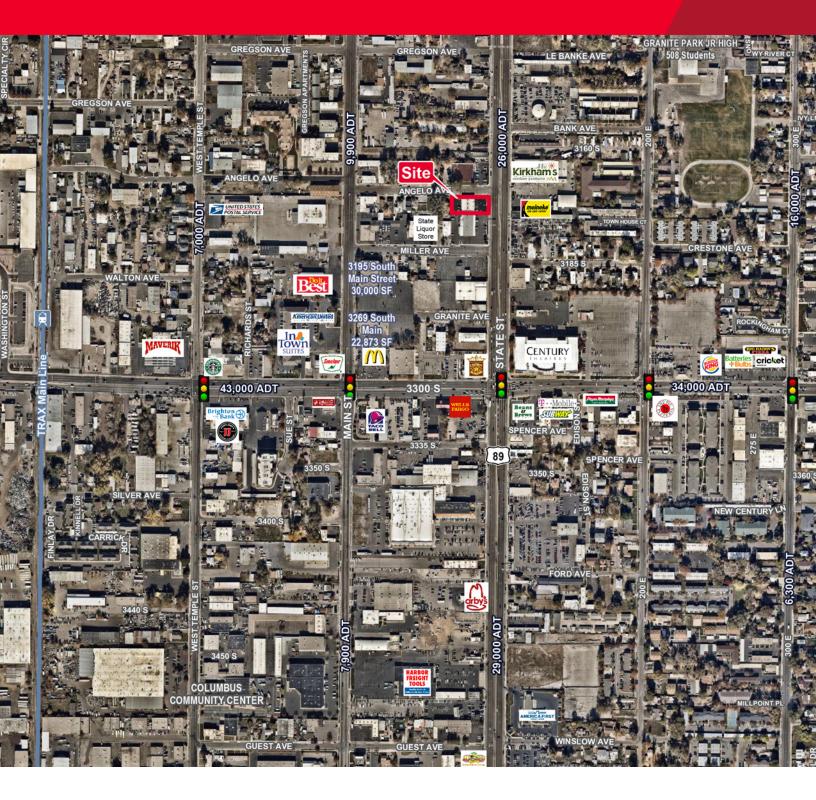
Property Specs

| \$103,202.00 | ٠ | Gross leaseable area: | 3,930 SF |
|---|---|-------------------------------|------------------------|
| \$1,485,000.00 | ٠ | Lot size: | 0.37 acre |
| 6.95 | ٠ | Year built: | 2018 |
| \$26/SF NNN | ٠ | Drive thru for south tenant | |
| Annual increase of 3% | • | Parking: | 17 stalls on site with |
| Three Suites | | | more street parking |
| Suite #3 - Quench it | • | All suites have greasae traps | 5 |
| Suite #2 - Ramirez's Barber Lounge | • | Pylon sign | |
| Suite #1 - Seller will guarantee rent up to one year | • | Cars per day: | 26,000 |

T. Orden Yost, CCIM Senior Director +1 801 303 5427 orden.yost@cushwake.com 170 South Main Street, Suite 1600 Salt Lake City, UT 84101 Main +1 801 322 2000 Fax +1 801 322 2040 cushmanwakefield.com

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