

NEW BUILDING



3144 South State Street
South Salt Lake City, Utah

Investment Summary

- Projected NOI: \$103,202.00
- Price: \$1,485,000.00
- Cap Rate: 6.95
- Lease Rate: \$26/SF NNN
- Increase: Annual increase of 3%
- Tenant space: Three Suites
Suite #3 - Quench it
Suite #2 - Ramirez's Barber Lounge
Suite #1 - Seller will guarantee rent up to one year

Property Specs

- Gross leaseable area: 3,930 SF
- Lot size: 0.37 acre
- Year built: 2018
- Drive thru for south tenant
- Parking: 17 stalls on site with more street parking
- All suites have greasae traps
- Pylon sign
- Cars per day: 26,000

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**CUSHMAN &
WAKEFIELD**

FOR SALE



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