

MULTI-TENANT OFFICE/RETAIL BUILDING OWNER USER OR INVESTMENT OPPORTUNITY

- VALUE ADD OPPORTUNITY -



1270 EAST 8600 SOUTH, SANDY, UTAH 84094

PROPERTY INFORMATION

- 10,868 SF Total Building
- (10) Suites
- Building Signage Available
- Ample Parking
- Site Size: 0.55 Acres
- Great Sandy Location and Highly Visible Just Off 1300 East
- **Additional 0.43 Acres Land-Adjacent Available for Sale: \$595,000.00**

FINANCIAL HIGHLIGHTS

- Occupancy: 100%
- (10) Suites/Tenants: Most Leases are Short Term or Month to Month for Owner User Possibility
- Below Market Lease Rates (\$12.00/SF Full Service on Average)
- NOI: \$75,000.00

PURCHASE PRICE: \$1,350,000.00

CONTACT

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.