FULLY LEASED MULTI-TENANT RETAIL/OFFICE

1078 W. South Jordan Parkway, South Jordan 84095

QUIETLY MARKETED - DO NOT DISTURB TENANTS
SELLER FINANCING AVAILABLE

Property Information

- 13,391 SF Storefront Retail/Office Building
- Ample Parking
- Digital Pylon Sign
- Building Signage Available
- Great South Jordan Location
- Nearby I-15 Access
- Seller Owns all Restaurant Equipment for Both Restaurants

Financial Highlights

Gross Annual Income: $253,056.00

Property Taxes: $27,474.64

Insurance: $1,800.00

Common Area Maintenance: $24,594.51

Net Operating Income: $199,186.85

Cap Rate: 4.7%

PURCHASE PRICE: $4,200,000.00 | SELLER FINANCING AVAILABLE

801.617.1700 | KELLEN KONCAR | KELLEN.KONCAR@CRCNATIONWIDE.COM

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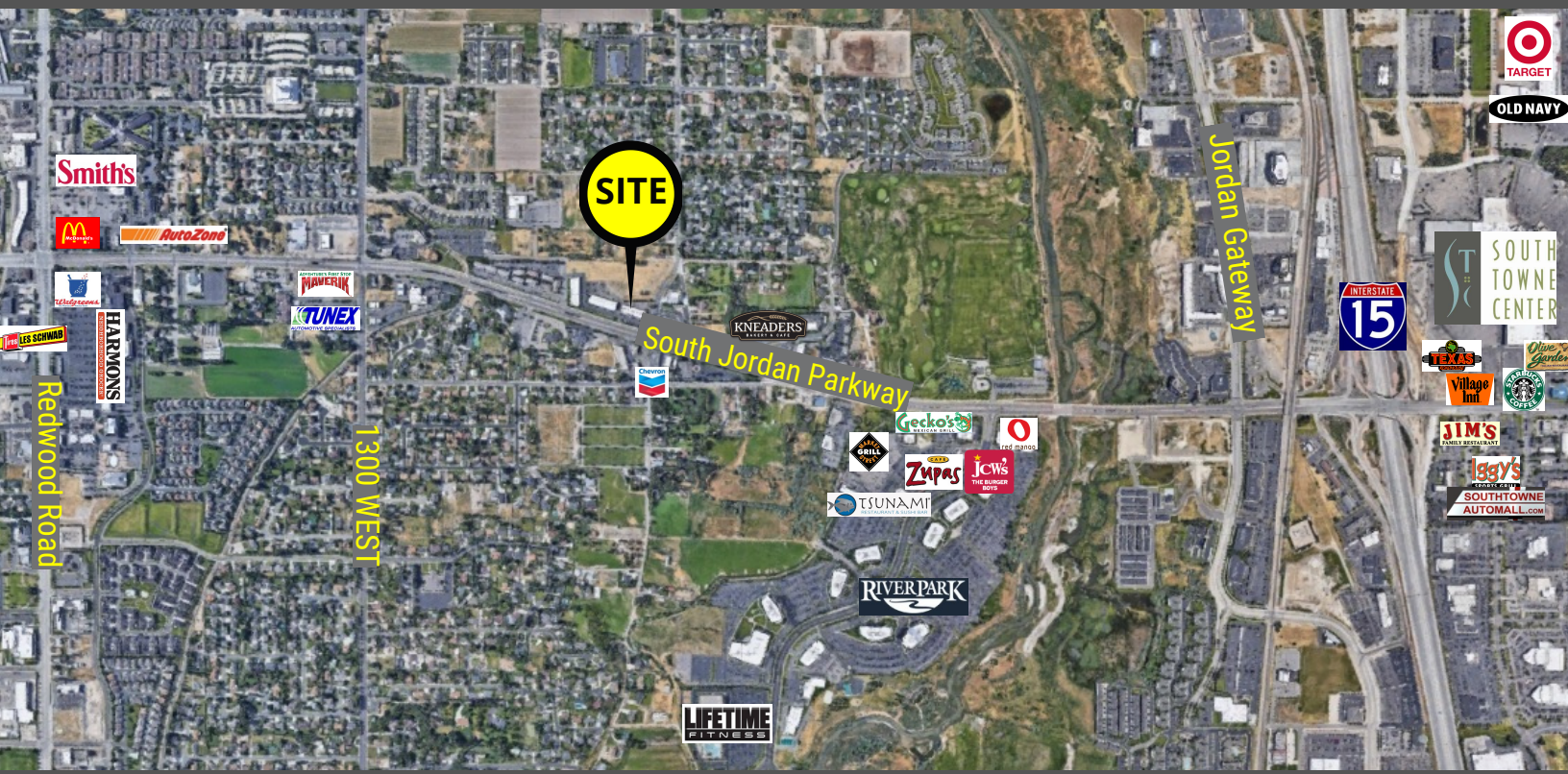
RENT ROLL

Unit	Tenant	Square Footage	LCD	LED	Rent Increase Date	Escalator	Monthly Rent	Annual Rent	Rent/SF
1	Time Realty	3,348	4/1/2020	M2M	N/A	N/A	$4,250.00	$51,000.00	$15.23
2	Draper Chiropractic Clinic	2,374	1/1/2020	12/1/2025	1/1/2024	3%	$3,193.00	$38,316.00	$16.14
3	Lien Van Mui Ly	1,867	3/1/2022	2/28/2027	3/1/2023	3%	$3,900.00	$46,800.00	$25.07
4	Smoke Spot	1,650	11/1/2003	5/1/2023	4/1/2024	3% (2 years)	$3,605.00	$43,260.00	$26.22
5	Tushar Braizilian Grill	3,347	4/1/2010	4/30/2025	4/1/2023	3%	$5,000.00	$60,000.00	$17.93
6	Gentlemen's Barber Shop	804	4/1/2020	4/30/2027	4/1/2023	3%	$1,140.00	$13,680.00	$17.01
Total		**13,390**					**$21,088.00**	**$253,056.00**	**$19.60**



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.

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