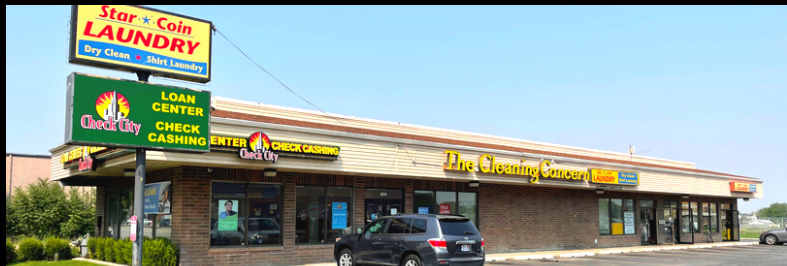




FULLY LEASED MULTI TENANT RETAIL INVESTMENT

3490-3576 WEST 3500 SOUTH, WEST VALLEY CITY UTAH 84119

Quietly Marketed - Do Not Disturb Tenants



PROPERTY INFORMATION

- RETAIL/RESTAURANT INVESTMENT OPPORTUNITY
- (5) BUILDINGS TOTALING 36,077 SF
- SITE SIZE: 3.13 ACRES TOTAL; (7) PARCELS
- POSSIBLE DEVELOPMENT OPPORTUNITY
- BUSY AREA WITH 3500 SOUTH FRONTAGE
- EASY ACCESS TO BANGERTE HWY & I-215

INVESTMENT HIGHLIGHTS

- OCCUPANCY: 100%
- CAP RATE: 5.0%

PURCHASE PRICE REDUCTION:
from ~~\$8,000,000.00~~ to \$7,400,000.00

Contact
801.361-9798

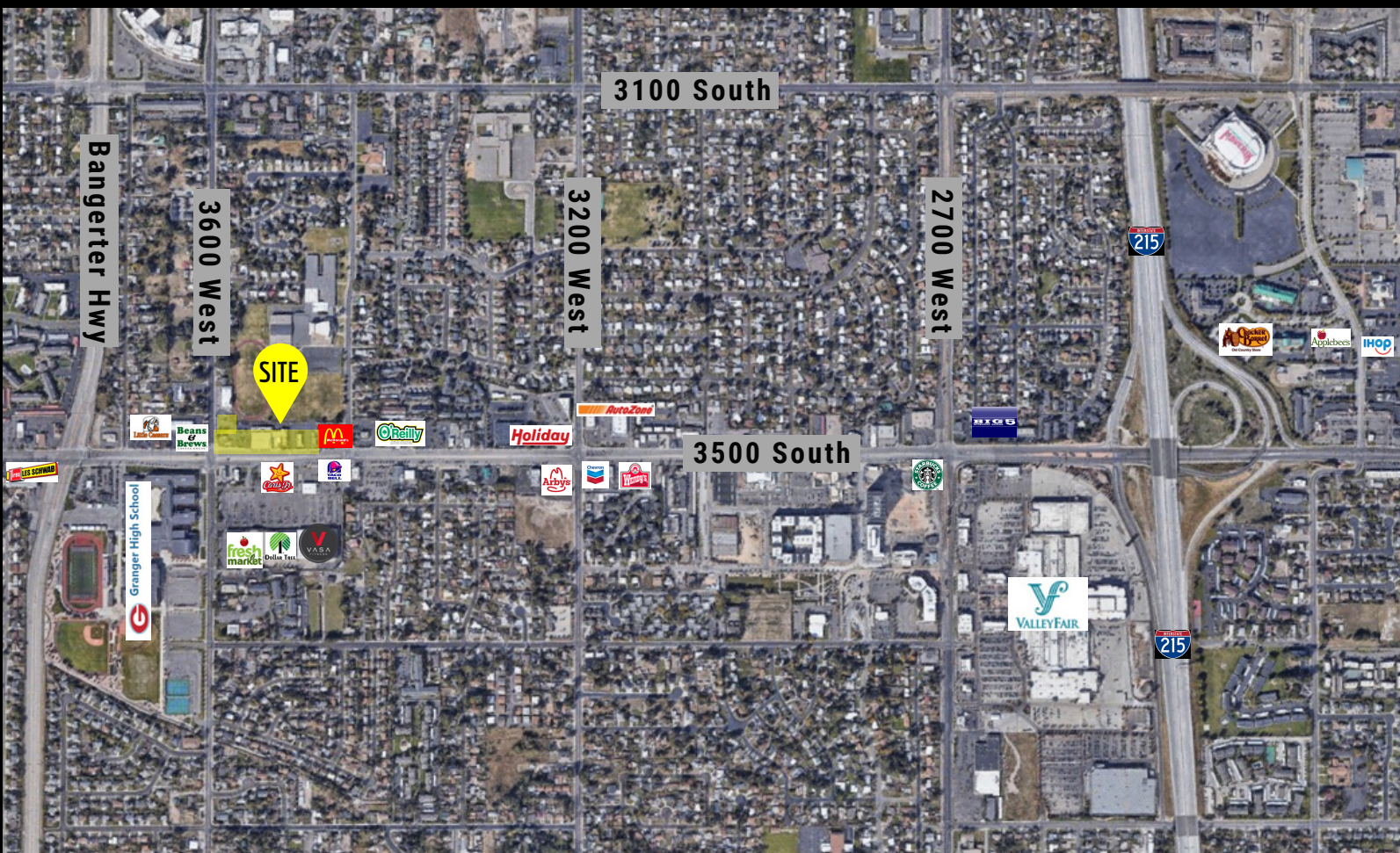
SAM CHRISTENSEN | sam.christensen@crcnationwide.com
ADARA CHRISTENSEN | adara.christensen@crcnationwide.com



FULLY LEASED MULTI TENANT RETAIL INVESTMENT

3490-3576 WEST 3500 SOUTH, WEST VALLEY CITY UTAH 84119

3.13 ACRES - Fully Leased - Multi Tenant



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.

Contact
801.361-9798

SAM CHRISTENSEN | sam.christensen@crcnationwide.com
ADARA CHRISTENSEN | adara.christensen@crcnationwide.com