



cRc Nationwide

COMMERCIAL REAL ESTATE CONSULTANTS

6351 WEST 13400 SOUTH, HERRIMAN 84096

HERRIMAN PROFESSIONAL OFFICE PLAZA FOR SALE OR LEASE

PAYMENTS AS LOW AS \$2,679.82/MONTH
*** CONTACT AGENT FOR DETAILS ***



PROPERTY INFORMATION

- 6,410 SF OFFICE BUILDING
- 4,259 SF MEDICAL/OFFICE SPACE AVAILABLE
- DIVISIBLE TO: 2,800 SF
- TURN KEY OFFICE SPACE
- CONTACT AGENT FOR FLOOR PLANS
- AMPLE PARKING: 6.55/1,000 SF
- LOCATED IN A HIGH GROWTH AREA
- MANY NEARBY RESTAURANT AND RETAIL AMENITIES
- EASY ACCESS TO MOUNTAIN VIEW CORRIDOR, BANGERTER HWY AND BACCHUS HWY

FINANCIAL INFORMATION

PURCHASE PRICE:	\$1,000,000.00
DOWN PAYMENT:	\$100,000.00
INTEREST RATE:	5.29% (SBA)
AMORTIZATION:	25 YEARS (SBA)
MONTHLY PAYMENT:	\$5,414.49
EXISTING TENANTS MONTHLY RENTS:	\$2,734.67
EFFECTIVE MONTHLY PAYMENT:	\$2,679.82

LEASE RATE: \$15.00/SF NNN

SALE PRICE: \$1,000,000.00

801.617.1700

DEREK KLOPFER



DAN FAWSON

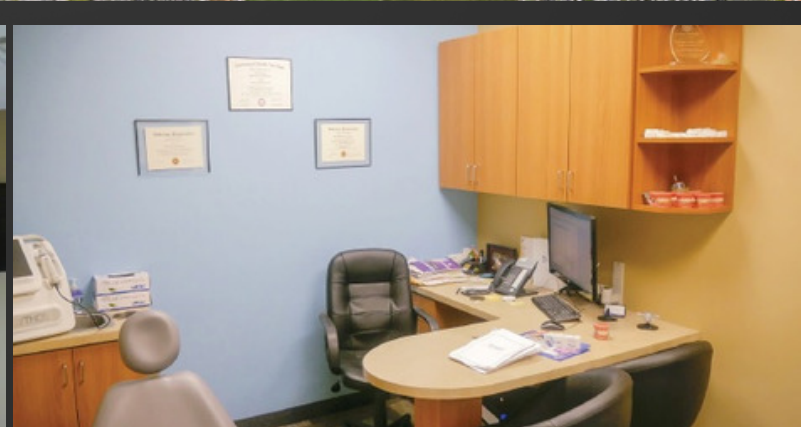
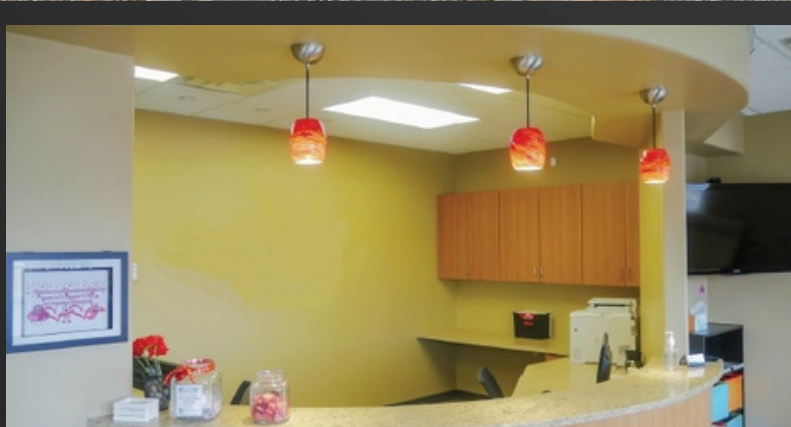
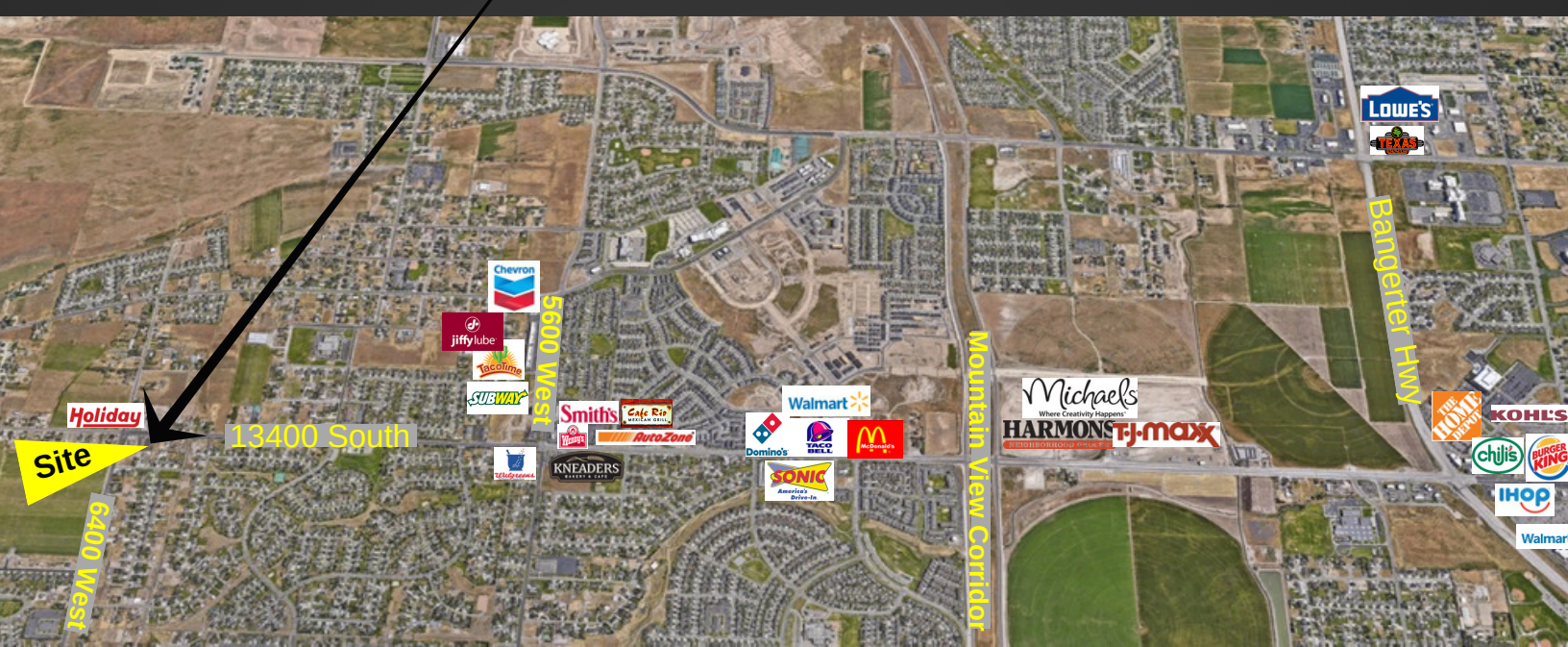
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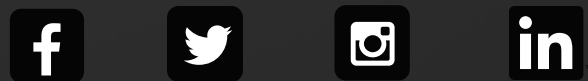
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