

- FOR SALE OR LEASE -



18,000 SF OFFICE BUILDING

0.49 ACRE LOT (21,344 SF)

LEASE INFORMATION

- AVAILABLE FOR LEASE: 1,000 - 6,000 SF
- 1,000 SF - MAIN LEVEL (3) OFFICES & RECEPTION
- 2,000-6,000 SF - GARDEN LEVEL
- (8) STORAGE LOCKERS/CLOSETS
- PARKING : 2/1,000 SF (37) STALLS
- ADA ACCESSIBLE WITH RAMP

SALE INFORMATION

- LOW RENTS/HUGE UPSIDE
- 18 INDIVIDUAL UNITS - 1,000 SF EACH
- ALL UNITS ARE SEPARATELY METERED
- YEAR BUILT 1980
- (16) NEW FURNACES
- RESURFACED PARKING LOT
- PROJECTED ANNUAL NET INCOME: \$109,896
- PROJECTED CAP RATE: 11.1%

LEASE RATE: \$0.60 - \$0.70/SF MG

SALE PRICE : \$990,000.00 (\$55 PSF)



COMMERCIAL REAL ESTATE CONSULTANTS

3670 QUINCY AVENUE, OGDEN, UTAH 84403

QUINCY PLACE INCOME & EXPENSES

INCOME:

\$6,600 monthly/ \$79,200 annually

11,000 SF occupied @ \$600 per 1,000 SF

EXPENSES:

Electric: \$120

Garbage: \$60

Lawn/Snow/Landscape: \$100

Janitorial: \$350

Water: \$30

Taxes: \$982

Total Expenses: \$1,642 monthly/\$19,704 annually

Current Net Operating Income after expenses: \$4,958 monthly/ \$59,496 annually

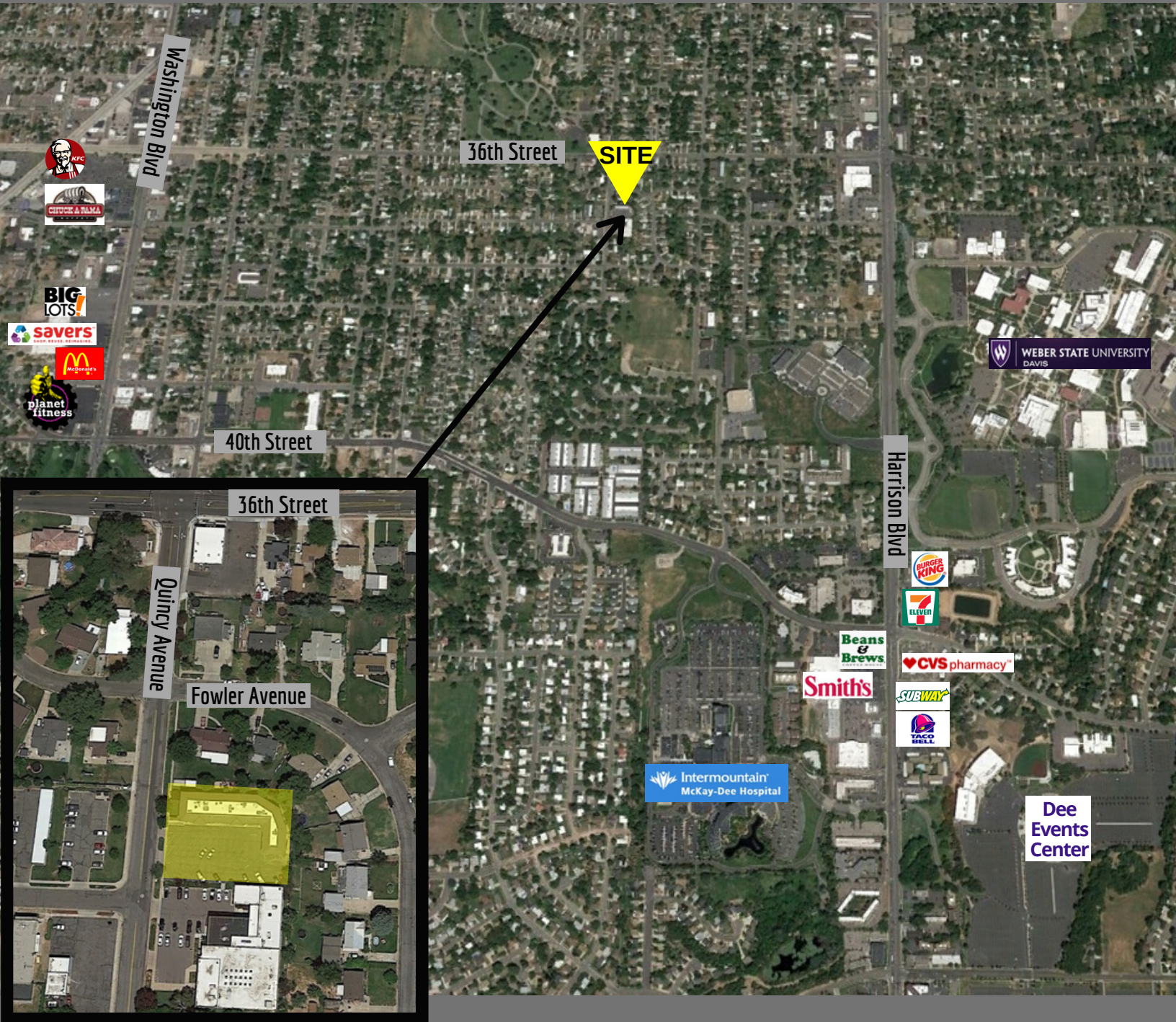
Proforma - 7,000 SF vacant @ \$600 per 1,000 SF - \$4,200 month/ \$50,400 annually

Projected Net Annual Operating Income - \$109,896 / \$990,000 = 11.1% cap



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