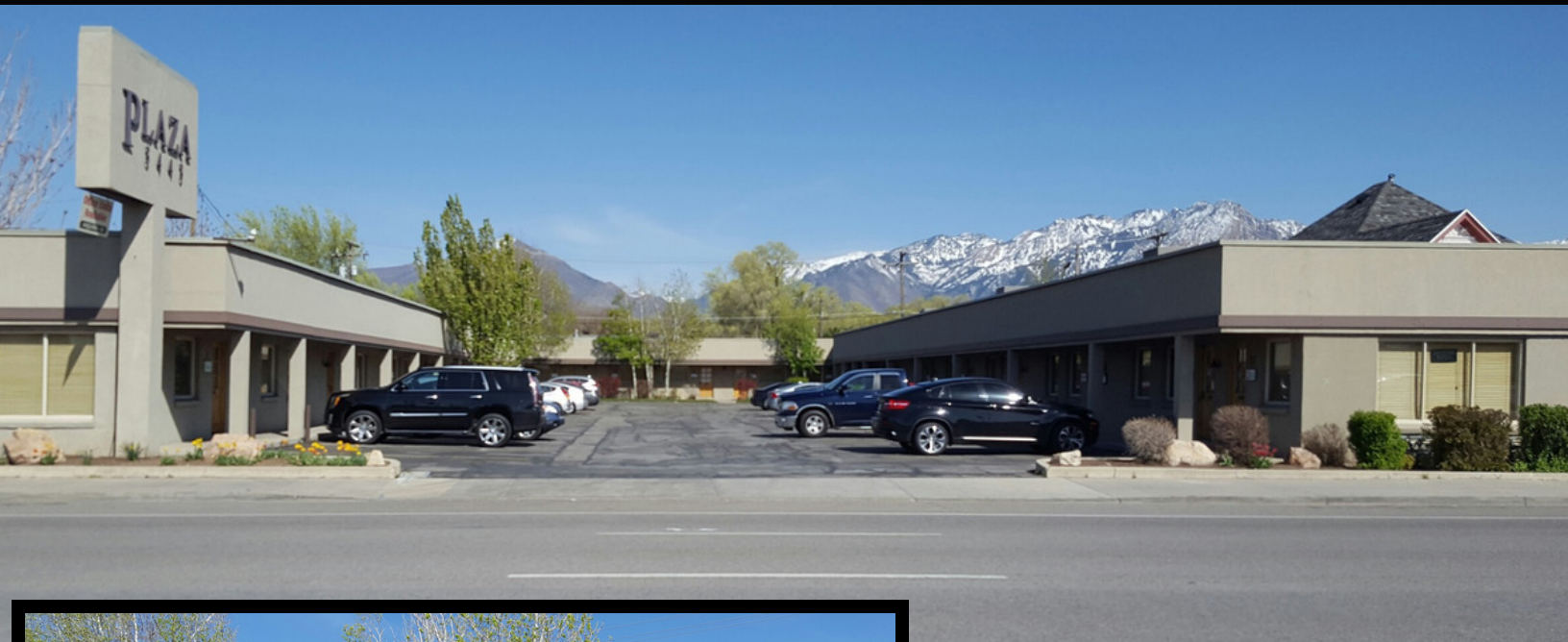




3443 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84115

MULTI TENANT INVESTMENT SALE



Financial Information

- Multi Tenant: 24 Units
- Gross Income: \$121,080.00
- Expenses: \$15,224.86
- Taxes: (\$10,759.26)
- Insurance: (\$2,044.00)
- Reserve: (\$2,421.60)
- Net Operating Income: \$105,855.14
- CAP Rate: 8.5%

- Building Size: 8,033 SF
- 0.56 Acres
- Ample Parking: 3.19/1,000 SF
- Excellent Visibility in Central Valley
- Easy Access to I-15 and I-80

SALE PRICE REDUCED!
~~\$1,349,000.00~~
 \$1,250,000.00

801.617.1700



3443 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84115

	Demographics			
	1 Mile	3 Mile	5 Mile	
Population	16,313	138,246	376,416	State Street: 26,875 Annual Average Daily Traffic
Households	6,402	55,741	144,371	3300 South: 36,540 Annual Average Daily Traffic
Avg. Household Income	\$37,723	\$44,993	\$52,029	



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