

Bountiful Office Building

750 Main Street
Bountiful, UT 84010

Investment Offering

NAIPremier

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Artie Lucero

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Property Overview

INVESTMENT SUMMARY

Price	\$2,000,000.00
Projected CAP Rate	7%
Projected NOI	\$140,568.00
Occupied	90%
Year Built	1970/2020
Square Footage	Approx. 11,514
Total Land Area	0.49
Property Type	1 Story Office Building

HIGHLIGHTS

- Possible owner/user or investment
- Ample parking
- Close to many amenities
- Close to I-15 and downtown Salt Lake City

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Property Photos

Bountiful Office Building

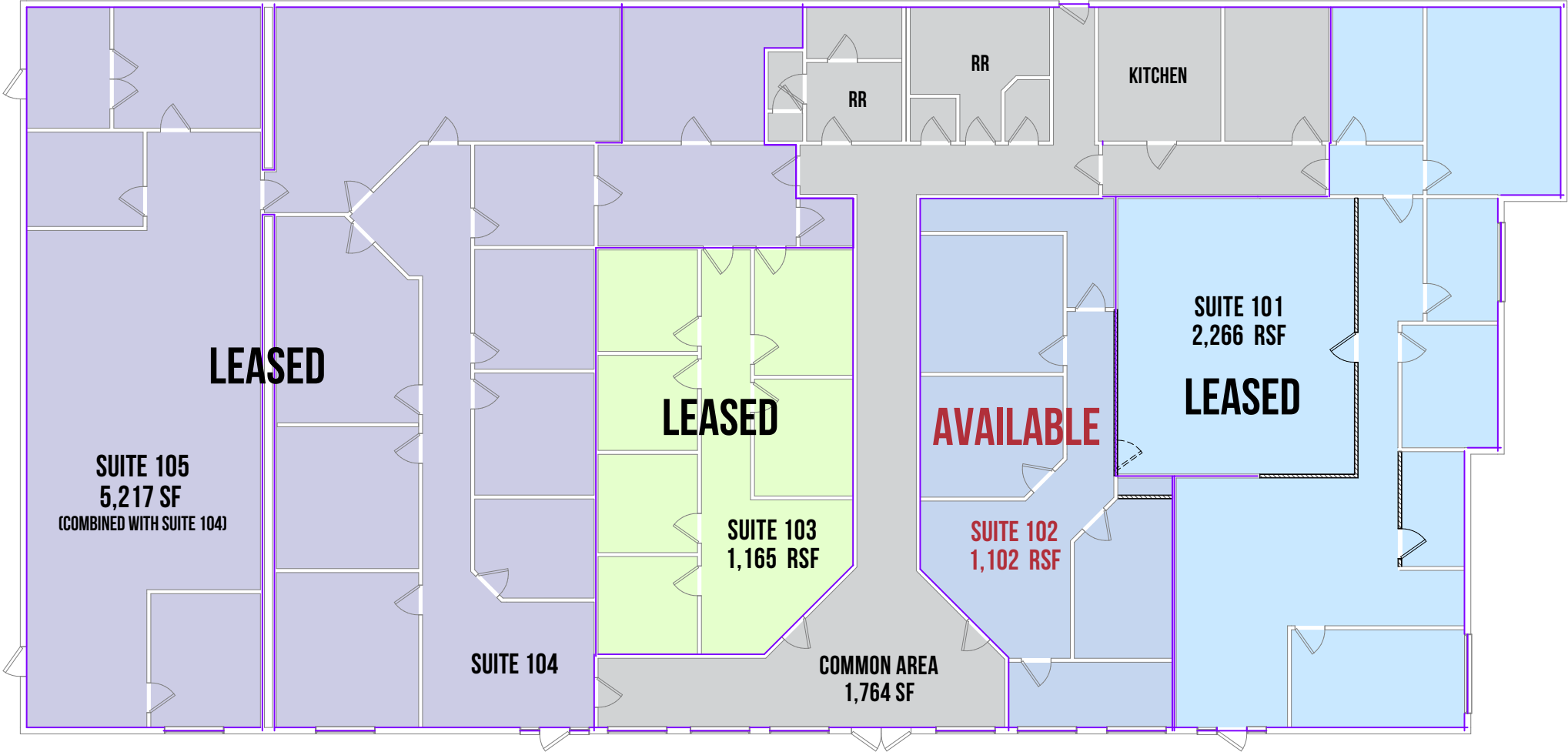
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Property Photos

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City 1st has been in the business of residential and construction lending since its establishment in 1992. Its principal and staff are well-versed in all aspects of the residential and construction loan industry including draws, inspections, underwriting, mortgage and contract law, etc., and hold multiple bachelor's and master's degrees in their respective areas of expertise. Each of the company's senior officers have long established careers in mortgage banking, real estate and venture projects, and understand the complexity of the industry.

<https://www.city1st.com>



We want to help our clients have peace of mind by engineering excellent proactive solutions for businesses and individuals to avoid litigation and probate where possible and provide valuable insight and representation for clients faced with court action. We emphasize the importance of estate and business succession planning so our clients can effectively control and preserve their assets without damaging family relationships. We are committed to personal service to each client's needs and goals.

<https://www.finleyfirm.com>



Reenew Energy Wellness Center is the product of over twenty years of interest in and use of natural healing modalities. These intrepid alternative medicine explorers have been educating themselves on the use of herbs, muscle testing and other natural remedies for over two decades. Over the years, as they came across different healing modalities that seemed especially promising to them, they become excited to invest in and share these exciting new methods of healing with an ever-widening circle of family, friends, and acquaintances.

<https://reenewenergy.com>

Tenant Overview - Rent Roll

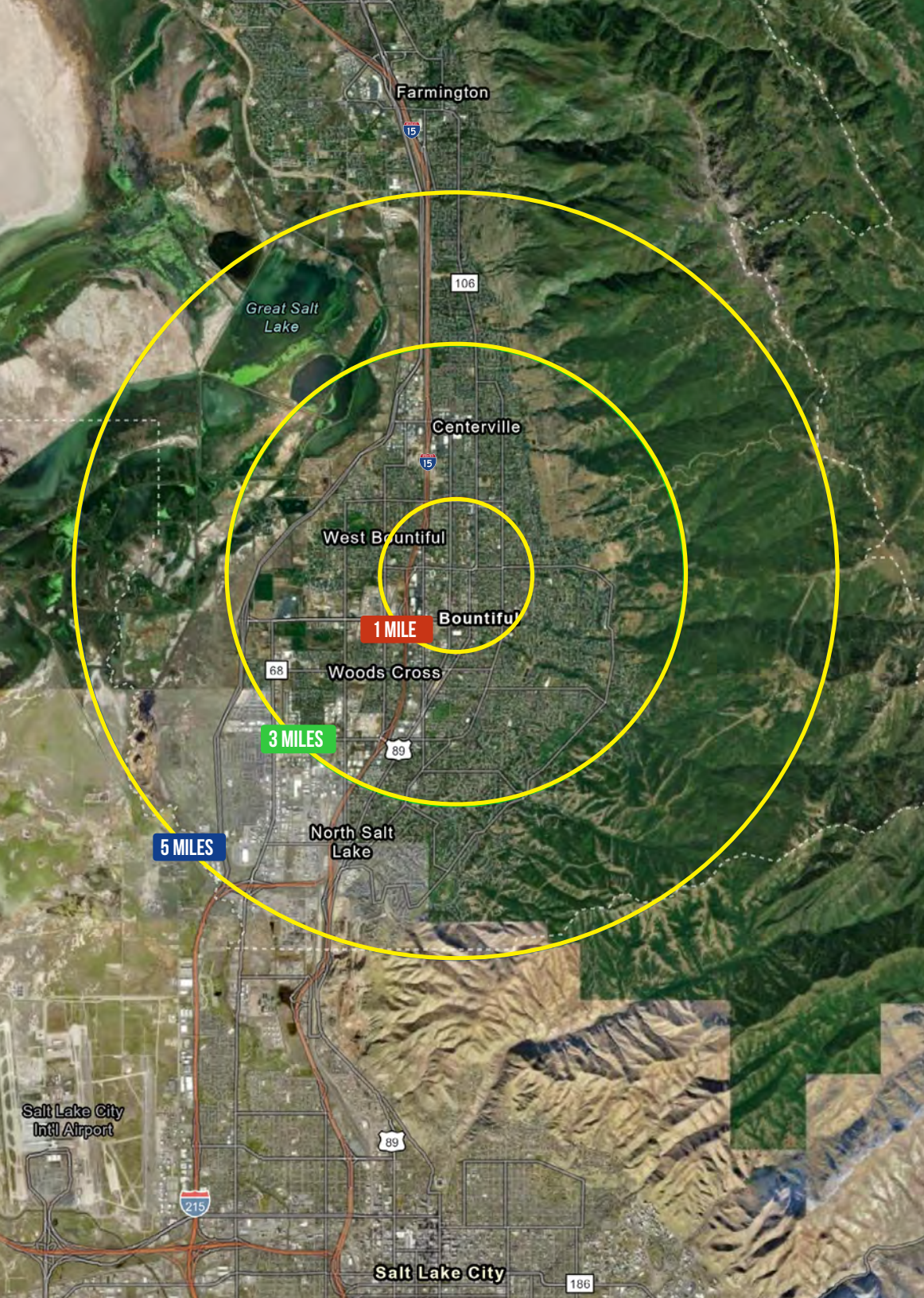
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Tenant	Suite	Square Footage	Monthly Rent	Rate / SF	Annual Rent
Renew Energy	101	2,266	\$3,399.00	\$18	\$40,788.00
Vacant	102	1,102	\$1,700.00 (projected)	\$19 (projected)	\$20,400.00 (projected)
MM Associates	103	1,165	\$1,942.00	\$20	\$23,300.00
City First	104 & 105	5,217	\$7,173.00	\$16	\$86,080.00
TOTAL		9,750	\$14,214.00	\$18 (average)	\$170,568.00

Amenities Map

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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

POPULATION

2023 EST	15,404	79,542	105,854
2028 PROJ	15,650	81,062	108,281

HOUSEHOLDS

2023 EST	5,901	26,730	35,122
2028 PROJ	6,064	27,564	36,340

INCOME

2023 AVG	\$95,135	\$125,793	\$129,450
2023 MED	\$67,319	\$94,823	\$100,131

Source: Esri 2023

TRAFFIC COUNTS

Main Street - **13,000 AADT**

500 South - **25,000 AADT**

I-15 - **169,000 AADT**

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For more information, please contact

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