

Bountiful Office Building

750 Main Street
Bountiful, UT 84010

Investment Offering

NAIPremier

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Artie Lucero

801 608 4909 | artie@naipremier.com





Property Overview

INVESTMENT SUMMARY

Price	\$2,000,000.00
CAP Rate	6.9%
NOI	\$138,168.00
Occupied	100%
Year Built	1970/2020
Square Footage	Approx. 11,514
Total Land Area	0.49
Property Type	1 Story Office Building

HIGHLIGHTS

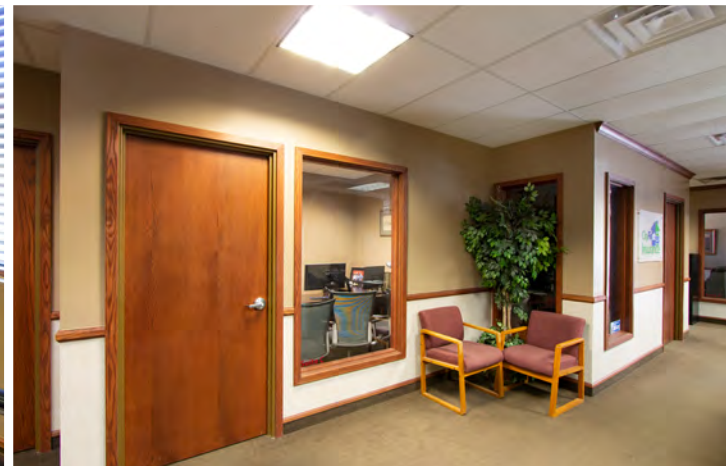
- Investment property
- Ample parking
- Close to many amenities
- Close to I-15 and downtown Salt Lake City

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

750 Main St. | Bountiful, UT 84010

Property Photos

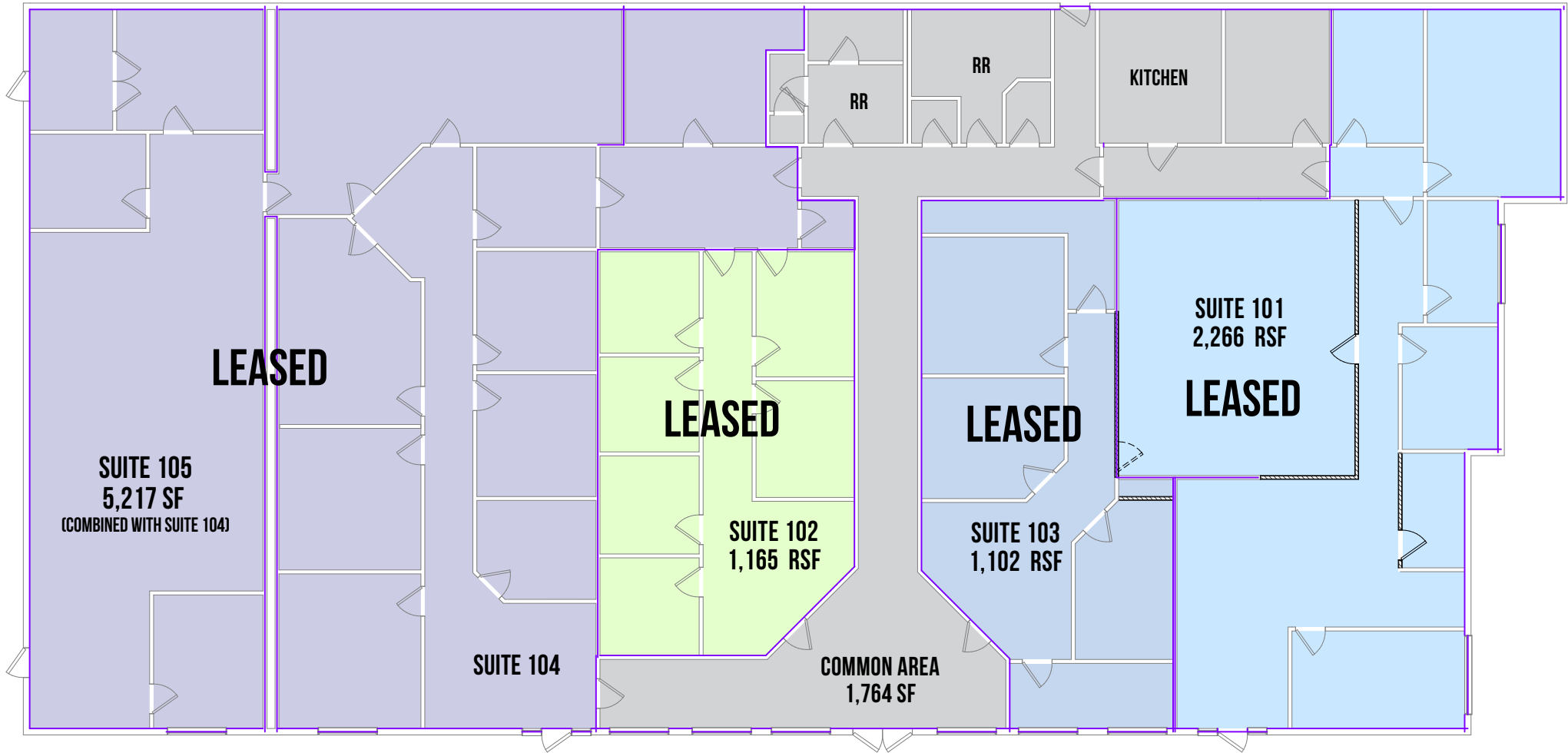
Bountiful Office Building
750 Main St. | Bountiful, UT 84010



Property Photos

Bountiful Office Building
750 Main St. | Bountiful, UT 84010







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

Bountiful Office Building

750 Main St. | Bountiful, UT 84010

TENANT	SUITE	SQUARE FOOTAGE	MONTHLY RENT	RATE / SF	ANNUAL RENT
Renew Energy	101	2,266	\$3,399.00	\$18	\$40,788.00
Think Celestial Apparels	102	1,165	\$1,500.00	\$15	\$18,000.00
MM Associates	103	1,102	\$1,942.00	\$21	\$23,300.00
City First	104 & 105	5,217	\$7,173.00	\$16	\$86,080.00
TOTAL		9,750	\$14,014.00	\$18 (average)	\$168,168.00

Amenities Map

Bountiful Office Building
750 Main St. | Bountiful, UT 84010



28 MILES TO OGDEN

GATEWAY CROSSING SHOPPING CENTER
at home Michaels
T.J. maxx DOLLAR TREE
ROSS Great Clips McDonald's
CINEMARK COSTCO LOWE'S
Deseret Book Office DEPOT petco
FIVE GUYS Cafe Rio
BANK of UTAH Shell Texas Olive Garden

AMERICA FIRST

BIG O TIRES

BOUNTIFUL

Walgreens

DOWNEAST LEGENDS

Smith's

O'Reilly AUTO PARTS
ANY TIME FITNESS

AutoZone

Domino's

FAMILY DOLLAR

WOODS CROSS

AUTOSOURCE WOODS CROSS

BOUNTIFUL ACRES

OAKHAVEN PARK

11 MILES TO DOWNTOWN
SALT LAKE CITY

WOOD ESTATES

MEADOW CROSSING

South Davis
Recreation Center

NORTH RIDGE

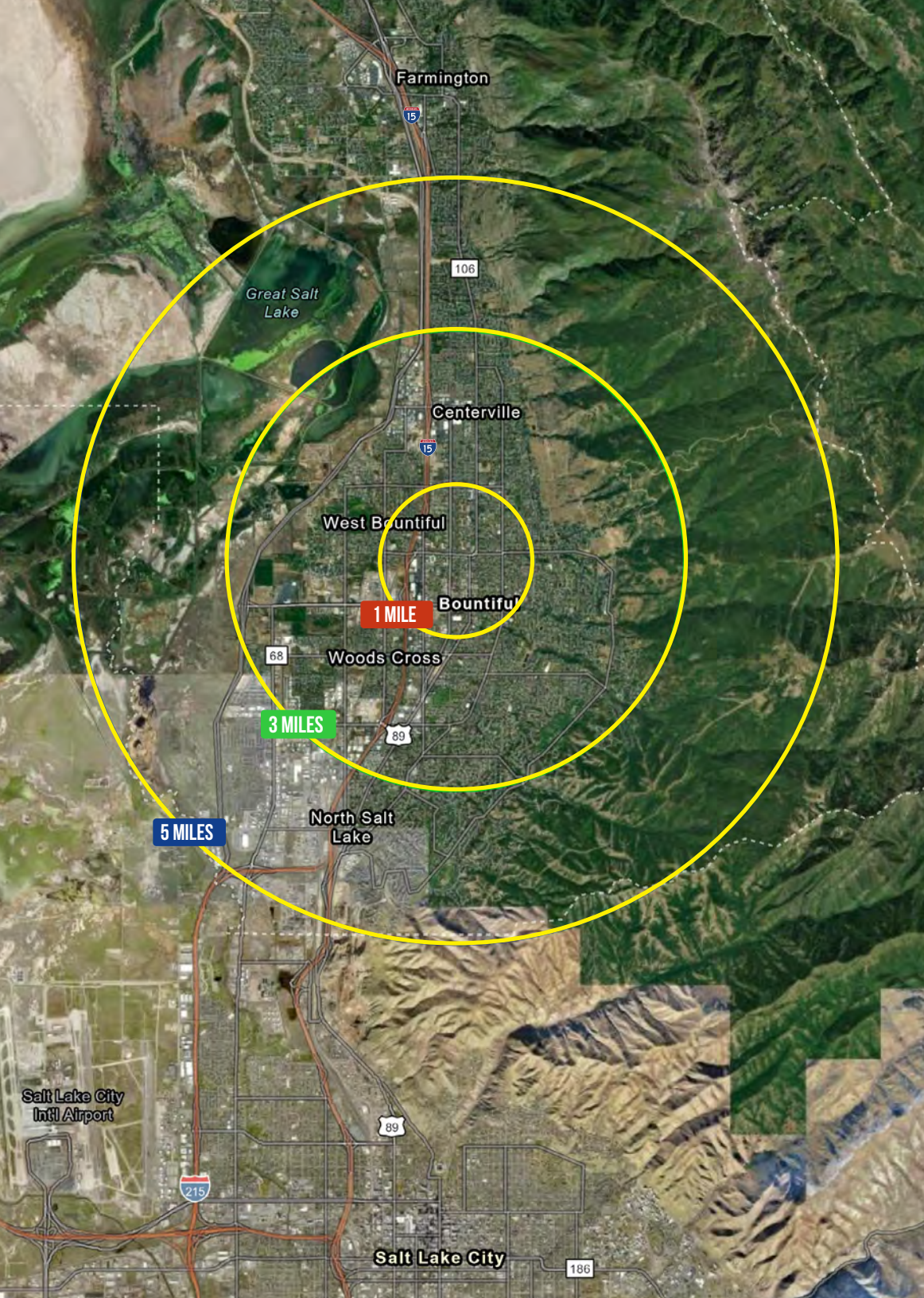
PACKLYNN

WOODMERE

WOODLAND HILLS ESTATES

ARTISTIC

FOREST PARK



DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION

2023 EST	17,695	69,182	108,836
2028 PROJ	18,202	70,444	111,335

HOUSEHOLDS

2023 EST	6,422	23,505	35,931
2028 PROJ	6,696	24,227	37,182

INCOME

2023 AVG	\$101,948	\$122,881	\$129,185
2023 MED	\$75,849	\$93,832	\$100,321

Source: Esri 2024

TRAFFIC COUNTS

Main Street - **13,000 AADT**

500 South - **25,000 AADT**

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

For more information, please contact

Artie Lucero

Investment Specialist

801 608 4909

artie@naipremier.com



NAIPremier

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

7455 Union Park Avenue Ste. A, Midvale, Utah 84047

801 255 3333 | naipremier.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.