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Accelerating success.

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Fashion Place Office

Owner-User/Redevelopment Opportunity

FOR SALE | 6065 Fashion Boulevard Murray, Utah

FOR SALE:

- \$3,300,000
- 29,705 RSF (±)
- 2.28 Acres

VACANCY:

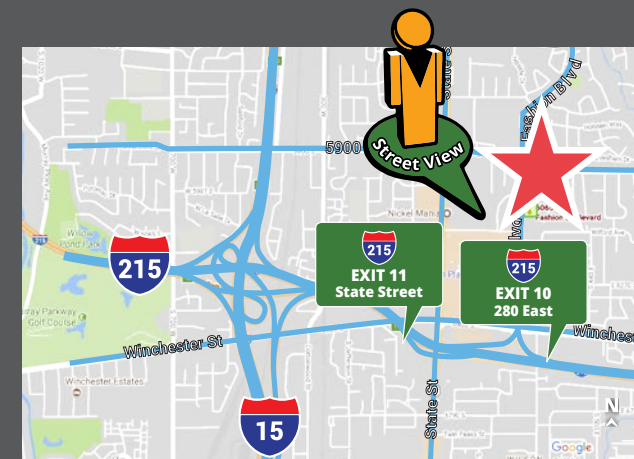
- 15,577

LOCATION:

- Central Valley
- Easy Access to I-15 and I-215
- Near Fashion Place Mall and the U of U Moran / Dermatology Center

PARKING:

- 5/1000 ±



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FOR SALE | 6065 FASHION BOULEVARD MURRAY, UTAH

EXPANSION:

- .38 Acres for Additional Parking or Building Expansion
- TOTAL ACRES: 2.28 (99,317 SF) ±

SIGNAGE:

- Monument and Building (subject to City approval)
- FLEXIBLE ZONING: G-O (General Office)

CONDITION*:

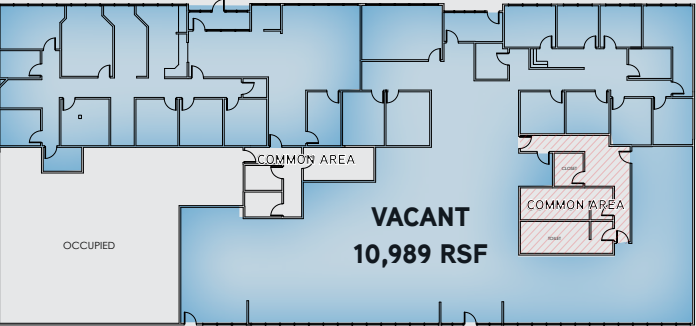
- New Roof (2012)
- Some HVAC Replacements (2010)
- Approximately 40% Shell Space Ready for Improvements
- *Priced to reflect building condition and anticipated renovation requirements
- SBA QUALIFIED:
- Yes – 10% Down Payment Required

PRELIMINARY 2017 INCOME PROJECTION

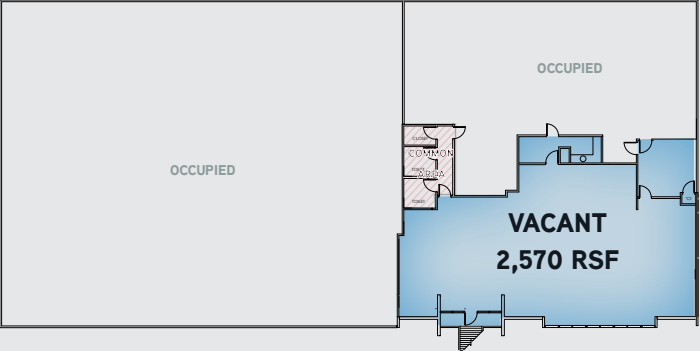
	Actual to 9/30/17	Annualized to 12/31/17
Gross Income	\$193,928.57	\$258,571.43
Operating Expenses	\$86,717.26	\$115,623.01
Net Income	\$107,211.31	\$142,948.41

Contact Peggy or Monica for a customized analysis

GARDEN LEVEL



MAIN LEVEL



COMBINED 15,577 RSF VACANT

Murray Utah – An Overview

- As the hub of Salt Lake County, Murray City provides the solid foundation upon which truly great businesses thrive. The community’s strong medical, transportation, retail/professional office, educational and community services provide a more than ideal setting for businesses.

Medical Facilities

- With two of the finest medical facilities in the Salt Lake Valley, exceptional health care contributes to a diverse and stable economy in Murray.

Transportation Amenities

- Murray City offers excellent transportation amenities including ideal access to Interstate 15 and Interstate 215 in addition to TRAX and Frontrunner stops, which contribute to Key Transit Oriented Development areas.

Retail/Professional Office Opportunities

- An extremely well-educated workforce, with a family median income of \$61,000 a year, supports and encourages a robust retail and professional office environment.

Education/Community Services

- Murray City offers superior and cost-effective services to our residents and commercial businesses.

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