

PARKWAY EAST BUILDING

FOR SALE



PROPERTY DETAILS

13957 South Bangerter Parkway, Draper, Utah 84020

LISTING PRICE: \$2,400,000 | NOI: 111,676.50 | 4.65% CAP RATE

- Investment Sale
- 6,224 SF
- Single Story Building
- \$6.97/SF Operating Expenses
- 2 tenants
- Recent Remodels
- Right off of I-15
- Proximity to Restaurants, Hotels, IKEA
- Weighted Average Lease Term (WALT) = 5 years
- Priced below Salt Lake County's official 2025 assessed market value of \$2,466,100.
- Strong, stable tenants with WALT of 5 years
- Submarket sales comps range from \$411/SF to \$443/SF (\$2.55M indicated value), giving buyers strong underlying land/building value.
- Built in 2015 (effective 2017) in excellent condition with prime Bangerter Parkway visibility.

AREA RETAILERS



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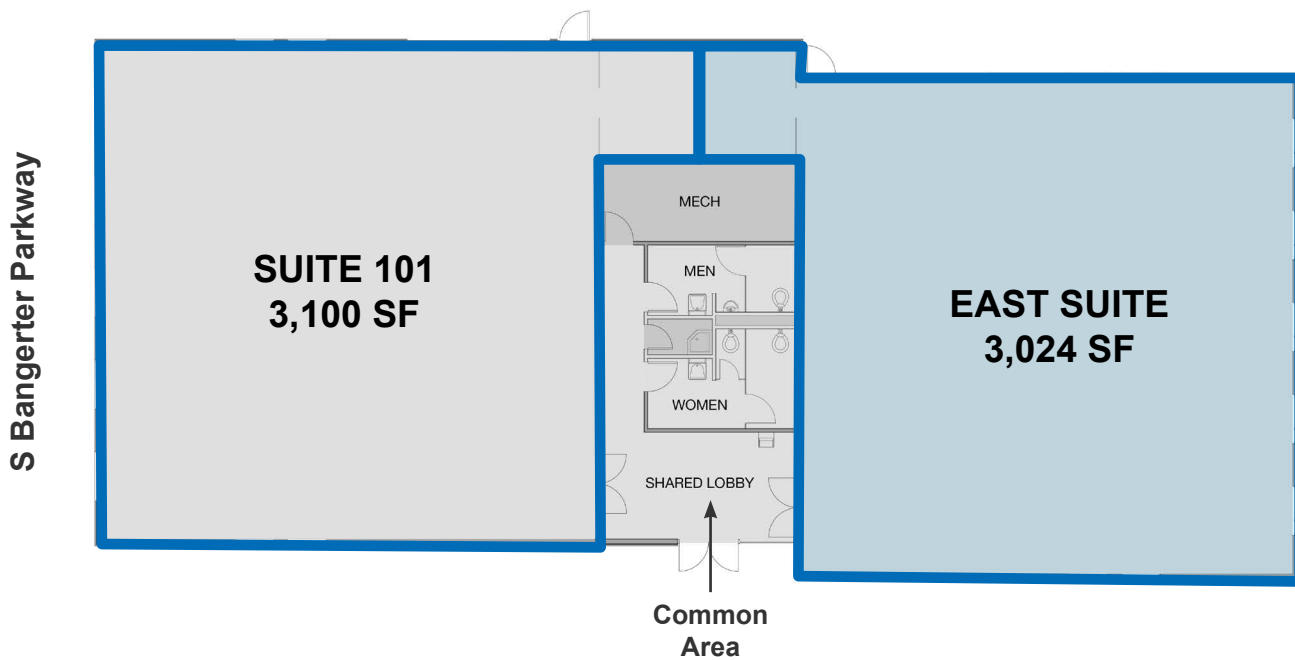
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PARKWAY EAST BUILDING

SITE PLAN

6,224 SF TOTAL



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