

TOOELE RETAIL SPACE - FOR LEASE

205-245 N Main St Tooele, UT 84074



Investment Realty
ADVISORS

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6,275 SF Of Retail Space

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Hollywood Plaza is a retail strip center with ample parking (126 stalls) In the midst of Tooele's business and retail area. Main Street in Tooele is booming and has amazing growth potential long term in Utah! Well positioned by major roads and with a healthy traffic count.

Unit 227 B is approximately 6,275 square feet and is in the HEART of the center. Base Rent is \$6,275/mo (\$12/sf/yr). CAM Fee is \$1,569/mo (\$3/sf/yr). Total monthly charges are \$7,844.00/Month.

This unit features a functional OPEN layout and is currently used at a trampoline park. Ample storage and great showroom areas for a myriad of retail uses.
Lease Term 3-5 Year lease minimum. NNN Lease.

Contact Elliot Abel for Showings or more information: 801-231-8722

Information deeded reliable but not guaranteed.

OFFERING SUMMARY

UNIT 277 B

Square Footage:	6,275 SF
NNN Lease Rate:	\$12 SF/yr (\$6,275/mo)
CAM Fee:	\$3 SF/yr (\$1,569/mo)
Total Monthly Cost:	\$7,844
Lot Size:	2.75 Acres
Building Size:	33,956 SF

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TOOELE RETAIL SPACE - FOR LEASE PHOTOS



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TOOELE RETAIL SPACE - FOR LEASE LOCATION MAPS



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