

3797 S 2235 E PROPERTY SUMMARY



PROPERTY DESCRIPTION

Remodeled duplex in epic location. Private yards with no neighbors. Side by side set up with finished basements. Separate meters. This is a once in a lifetime opportunity to own in this area. Please do not disturb tenants. Make offers subject to inspection.

Unit 3797 - Leased through 11/10/20

Unit 3799 - Leased through 6/30/20

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,493	44,641	109,700
Total Population	15,608	115,685	276,624
Average HH Income	\$82,735	\$79,168	\$74,547

OFFERING SUMMARY

Sale Price:	\$649,000
Number of Units:	2
Unit Sizes:	2,160 SF Each
Bed/Bath:	4 Bed/3 Bath Each
Unit 3797 Rent:	\$2,500
Unit 3799 Rent:	\$1,760
Lot Size:	0.25 Acres
Building Size:	4,320 SF

JOSEPH MILLS

Principal, Director Sales & Leasing

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Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

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ADDITIONAL PHOTOS



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3797 S 2235 E LOCATION MAPS



Map data ©2023 Google Imagery ©2023 , CNES / Airbus, Maxar Technologies, State of Utah, USDA/FPAC/Geo

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