

OFFICES ON FORT

12587 S Fort St Draper, UT 84020
Available For Purchase Now
Currently 100% Occupied



Investment Realty
ADVISORS

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

For Sale | \$1,399,000

OFFICES ON FORT



PROPERTY DESCRIPTION

This building is an amazing newly constructed option for an owner user looking to occupy the last remaining office space and offset their mortgage by an annualized \$86,976/Year. Currently all suites are leased. This property also has a strong proforma for those looking to buy this as an investment. Figures are deemed accurate but not guaranteed.

LOCATION DESCRIPTION

Located on Fort Street, just down the road from the busy 12300 South. Offices on Fort has an amazing location just 1/4 mile from Draper City hall and less than .5 of a mile from Trax. 12300 South in Draper has an abundance of food/retail options, at Offices on fort you are walking distance from everything you would need including two draper parks.

OFFERING SUMMARY

Sale Price:	\$1,399,000
Lease Rate:	\$895/month/room
Lease Type:	FSG
Number of Units:	11
NOI:	\$86,976
CAP Rate:	6.22%
Lot Size:	0.17 AC
Building Size:	3,573 SF
Building Class:	A
Parking Ratio:	3/1,000
ADA Parking Stalls:	1
Total Parking Stalls:	10
AADT:	3,434
Year Built:	2022
Available Date:	Now

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

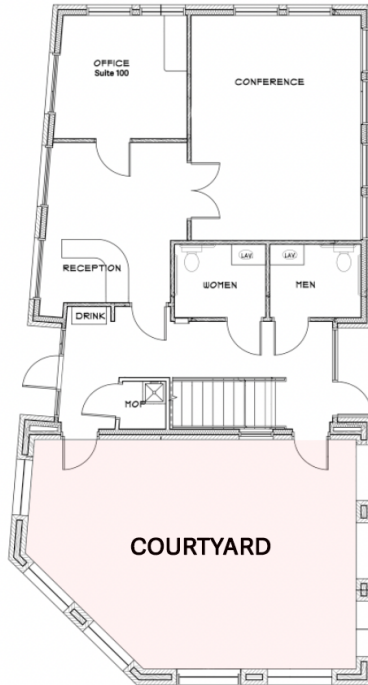
Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute 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.

FOR SALE 12587 S FORT ST, DRAPER UT 84020

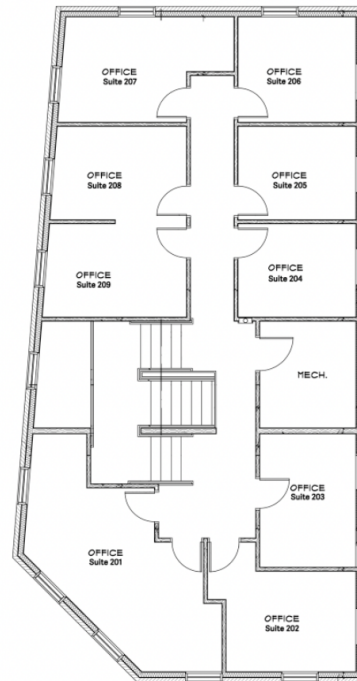
PHOTOS & FLOOR PLANS



First Floor



Second Floor



ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

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.

RENT ROLL FEBRUARY 2024



Offices on Fort	Lease End	Rent Cycle	Rent	Deposits Held
101	08/31/2024	Monthly	\$895	\$895
102 Conference Room	01/31/2025	Monthly	\$250	\$250
201	at-will	Monthly	\$1,300	\$1,000
202	09/30/2024	Monthly	\$895	-
203	09/30/2024	Monthly	\$895	-
204	10/31/2024	Monthly	\$895	\$895
205	at-will	Monthly	\$895	\$500
206	at-will	Monthly	\$895	-
207	08/31/2024	Monthly	\$895	\$895
208	08/31/2024	Monthly	\$895	-
209	at-will	Monthly	\$895	\$895
Total for Offices on Fort:			\$9,605	\$5,330

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

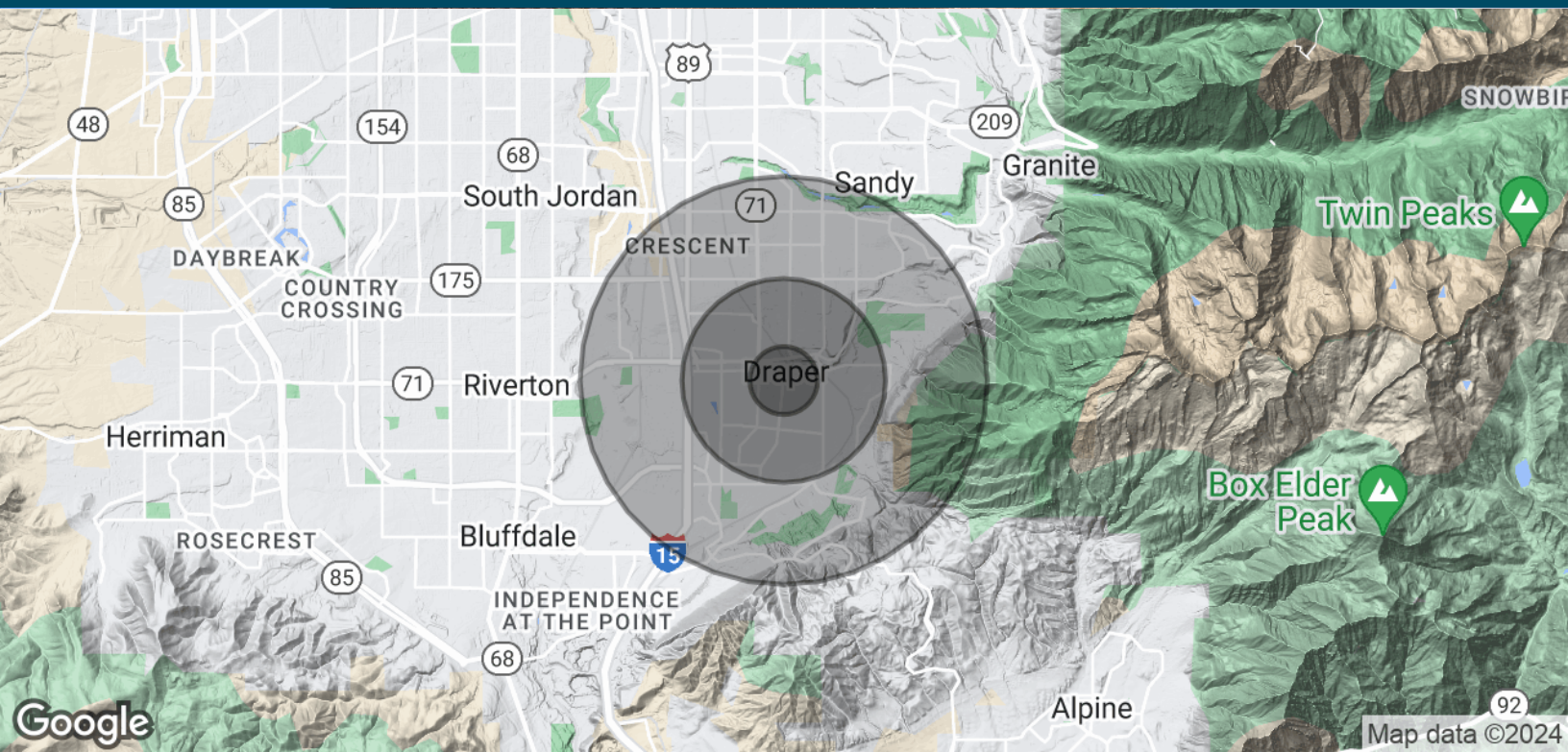
EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

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.

DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	1,867	22,953	72,079
Average Age	39.8	34.6	35.3
Average Age (Male)	36.2	33.3	34.1
Average Age (Female)	40.6	35.8	36.1
HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	561	7,083	22,679
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$192,233	\$152,215	\$133,988
Average House Value	\$568,044	\$569,409	\$531,667

* Demographic data derived from 2020 ACS - US Census

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

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.

FOR SALE 12587 S FORT ST, DRAPER UT 84020

LOCATION MAP



Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, State of Utah, USDA/FPAC/GEO

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

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.