

Kody Watts

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PEAK COLLECTIVE
REAL ESTATE

kw COMMERCIAL

228 Foxbridge Dr. | Midvale, UT 84047



FOR SALE

\$830,000

4 UNIT APARTMENT BUILDING

TWO-BEDROOM, 1.5 BATH UNITS

FULLY LEASED MULTI-TENANT INVESTMENT OPPORTUNITY

PEAK COLLECTIVE
REAL ESTATE

THE OFFERING

Peak Collective Real Estate with KW Commercial is pleased to present a fully-leased fourplex investment opportunity featuring four townhouse style apartments at a 6.3% cap rate, each apartment boasting two bedrooms and 1.5 bathrooms for a total of 1080 square feet of living space in this 4,320 SF building.

Conveniently located in Midvale UT near freeway access. Close proximity to restaurants, retail, and shopping centers.

All units are currently leased, ensuring immediate returns on your investment.

Midvale, UT is a sought-after location for renters, offering a perfect blend of urban convenience and suburban tranquility. With a strong rental market, this property promises excellent potential for long-term appreciation and consistent rental income.



INVESTMENT SUMMARY

| | |
|-----------------------|----------------------------------------|
| Property Address | 228 Foxbridge Dr. Midvale, UT 84047 |
| List Price | \$830,000 |
| Price Per SF | \$191.42 |
| Total Building SF | 4,320 SF |
| Land Size (AC) | .17 AC |
| Gross Monthly Revenue | \$5,225 |
| 2023 Net Revenue | \$52,439.85 |
| Cap Rate | 6.3% |
| 2023 Taxes | \$5,060 |
| Year Built | 1978 |
| Parcel Numbers | 21-36-408-017 |



RENT ROLL SUMMARY

| Suite | Bedrooms | Bathrooms | SQ FT | Monthly Rent | Annual Rent | Lease End |
|--------------|----------|-----------|-----------------|----------------|-----------------|------------|
| A | 2 | 1.5 | 1080 SF | \$1,375 | \$16,500 | 12/31/2024 |
| B | 2 | 1.5 | 1080 SF | \$1,375 | \$16,500 | 12/31/2024 |
| C | 2 | 1.5 | 1080 SF | \$1,375 | \$16,500 | 12/31/2024 |
| D | 2 | 1.5 | 1080 SF | \$1,100 | \$13,200 | 12/31/2024 |
| Total | | | 4,320 SF | \$5,225 | \$62,700 | |

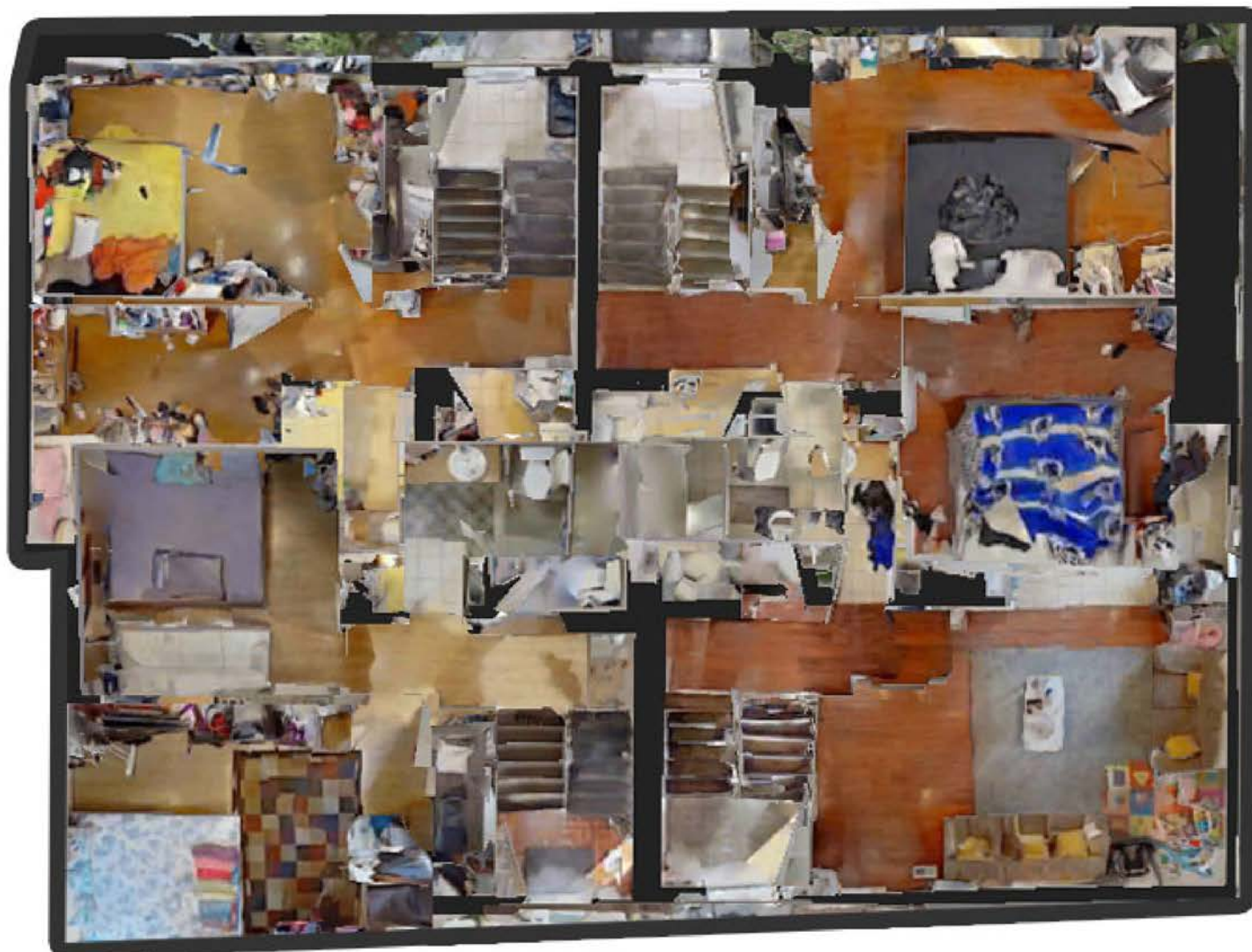
2023 FINANCIAL SUMMARY

| Expenses | Monthly | Yearly |
|--------------|--------------|-----------------|
| Insurance | \$208.92 | \$2,507 |
| Property Tax | \$421.66 | \$5,060 |
| Avg. Water | \$100.26 | \$1,203.23 |
| Sewer | \$60.16 | \$721.92 |
| Garbage | \$64 | \$768 |
| Total | \$855 | \$10,260 |



.17 AC

AERIAL MAP



FLOOR PLAN

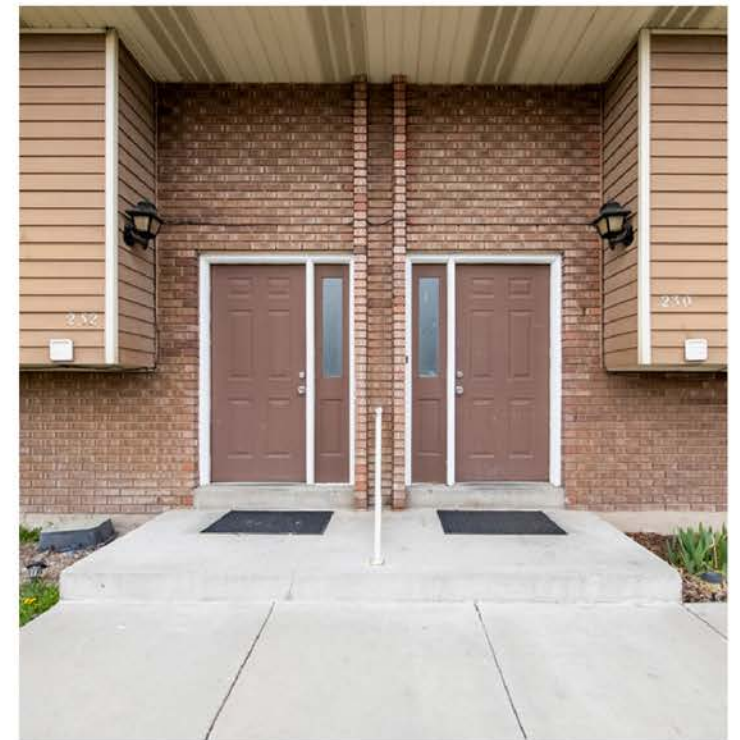
[Click Here to view Floor Plan/Virtual Tour](#)



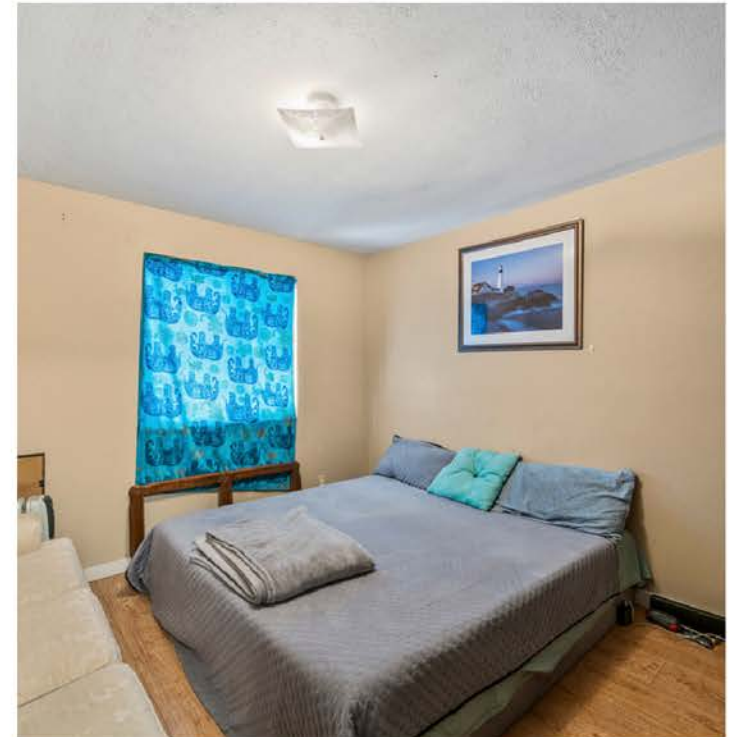
VIDEO TOUR

[Click Here to view Our Video Tour](#)

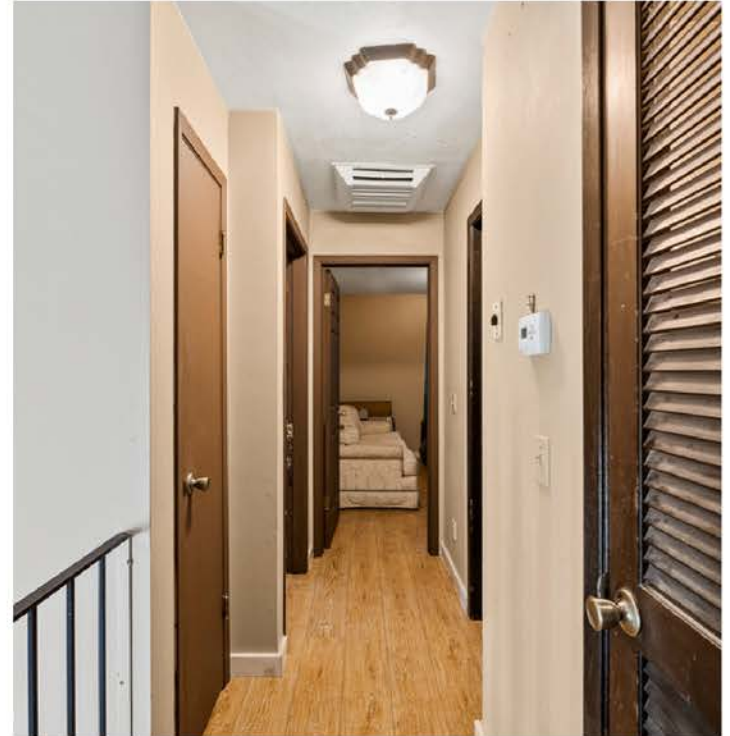
EXTERIOR PHOTOS



INTERIOR PHOTOS



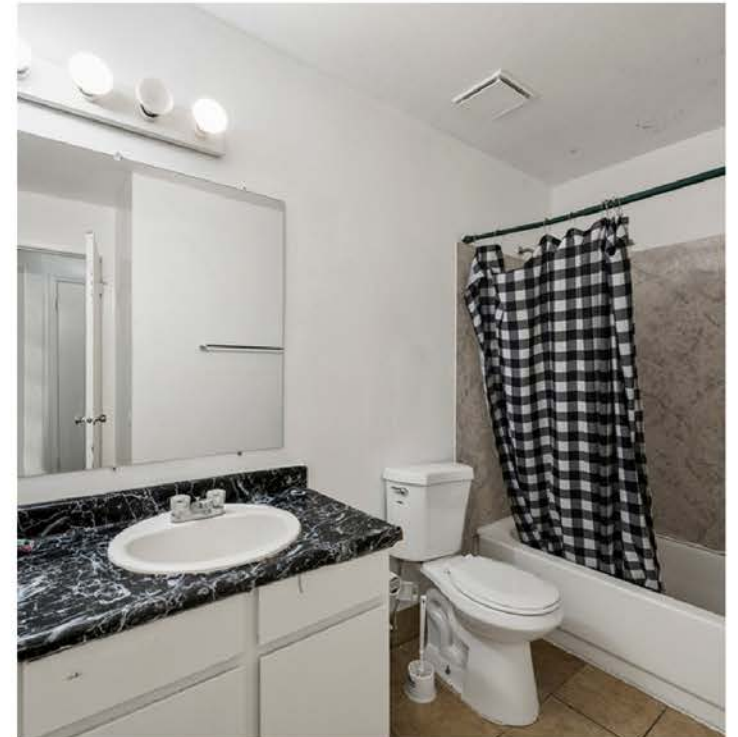
INTERIOR PHOTOS



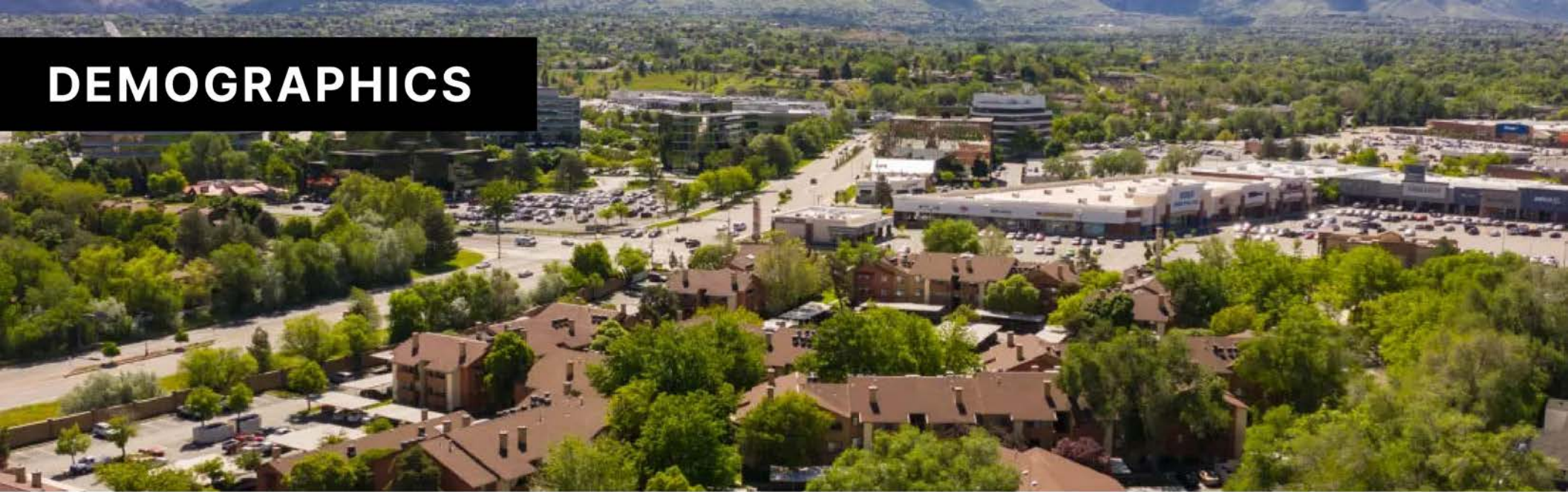
INTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS



Midvale, UT

| | 2 MILE RADIUS | 5 MILE RADIUS | 10 MILE RADIUS |
|-------------------------|---------------|---------------|----------------|
| POPULATION | 59,245 | 371,294 | 1,037,530 |
| TOTAL HOUSEHOLDS | 21,415 | 132,662 | 345,962 |
| AVG HOUSEHOLD INCOME | \$84,756 | \$94,268 | \$104,342 |
| MEDIAN HOUSEHOLD INCOME | \$70,121 | \$76,799 | \$84,881 |

Nearby Metro Areas

| | |
|--------------------|-------------------------|
| Murray, UT | 4.4 Miles (11 Minutes) |
| Salt Lake City, UT | 12.6 Miles (20 Minutes) |
| Park City, UT | 35.2 Miles (47 Minutes) |

WHY UTAH?



**#1 BEST STATE FOR
ECONOMY**

2023



**#1 BEST STATE FOR
FISCAL STABILITY**

2023



**#1 BEST STATE FOR
INFRASTRUCTURE**

2023

Forbes

**#1 BEST STATE FOR
ENTREPRENEURS**

2019

Forbes

**#3 BEST STATE FOR
BUSINESS**

2019

Forbes

**#1 BEST STATE FOR
ENTREPRENEURS**

2019

WHY UTAH?



JOB GROWTH

1.7% UTAH
1.9% NATIONAL

DWS, Dec 2023

POPULATION GROWTH

1.6% UTAH
0.5% NATIONAL

US CENSUS, 2023

CORPORATE TAX

4.65% UTAH
6.87% NATIONAL

TAX FOUNDATION, 2023

MEDIAN HOUSEHOLD WAGE

\$72,357
UTAH

\$59,384
NATIONAL

MEDIAN AGE

31.4
UTAH

38.5
NATIONAL

GDP GROWTH

5.4% UTAH
3.4% NATIONAL

BEA, Q3 2023

CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 228 Foxbridge Dr. Midvale, UT 84047. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

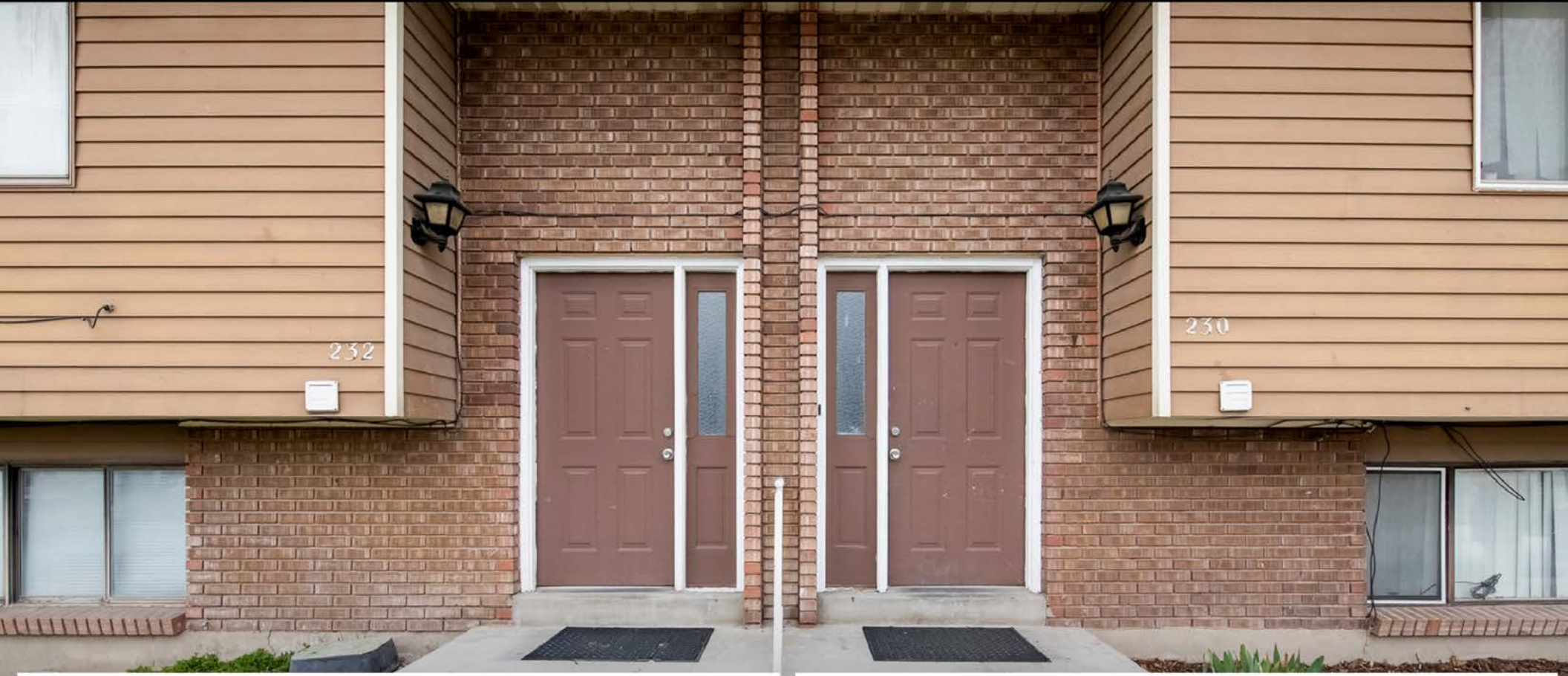
Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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Commercial Real Estate Broker

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