

Linguistica International Building

4244 - 4250 W. 5415 S. Kearns, UT 84118



OFFICE | FOR SALE

Nice investment or owner-occupant property aggressively priced. C-2 Zoning allows for office use or various retail uses in the heart of Kearns.

PROPERTY INFORMATION

- > 16,874 SF building
- > 2nd Floor, 4,338 SF owner occupied
- > Sales price: \$2,750,000
- > Lot is approx 0.65 acres
- > Presently Housing the Kearns Police Dept.
- NOI: \$196,271.56
- > CAP Rate: 7.1%

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 EST	22,742	161,722	372,379
2028 PROJ	23,605	167,627	380,145
HOUSEHOLDS			
2023 EST	6,848	48,275	113,193
2028 PROJ	6,857	48,127	115,776
INCOME			
2023 AVG	\$97,266	\$114,455	\$114,194
2023 MED	\$77,032	\$92,175	\$90,740
Source: ESRI 2023			

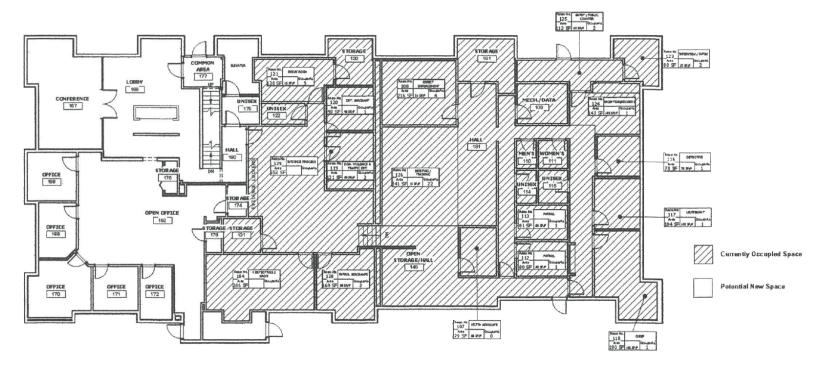


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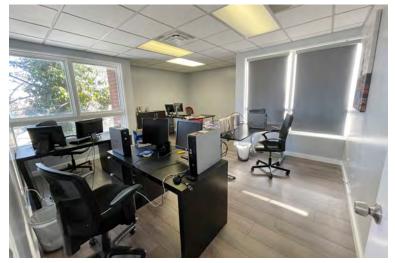
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Floor Plans - Main Level



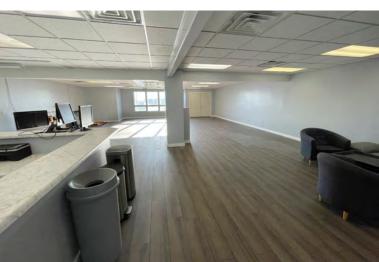




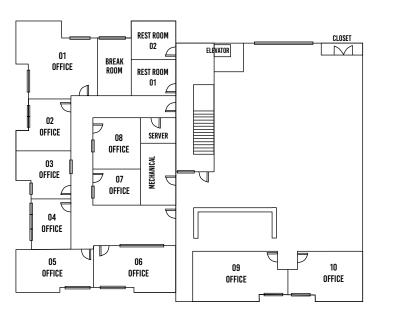








Second Level



Basement

