

Sale Price \$4,333,470

For
SALE
4th Floor

Class A

- 7 Story Office & Mixed Use Building
- \$255 PSF Floor 4
- 16,994 SF
- Year Built: 2005
- 52,533 SF Rentable total
- Covered 7 story parking garage
- Parking ratio: 4 per 1,000
- 500 Stalls 141,321 SF parking garage
- 100% leased (below mkt rents)
- Seller will provide 4.5% interest only financing- 4YRs
- 9.64% cash on cash return on \$1MM equity investment
- High speed elevators
- 2nd story sky bridge from parking garage to office bld
- Individual tax ID for each floor

Corner Lot
Numerous restaurants within walking distance



Wells Fargo Office Building 86 N University Ave



Features Include: Ample parking, owner user friendly, immediately available, good candidate for low down SBA financing



Offered by:
Harris Real Estate Group

Please call to arrange showing Chuck Matheny, Sales Agent **602-697-7904**

chuck@harrisinvestmentgroup.com



Wells Fargo Building (4th Floor) - Provo - Tenant Rent Roll with P&L Projections

Tenant	Suite #	SF	Lease Exp	Monthly Rent & CAM	Annual Rent CAM	Notes	PSF Rate
Aristotle	425	4,291	Jan-25	\$6,257	\$75,079		17.50
State of Utah	450	4,078	Aug-27	\$6,950	\$83,400		20.45
Ray Quinney & Nebeker	420	4,718	Sep-24	\$10,671	\$128,051		27.14
Ride Off	400	3,327	Apr-26	\$7,961	\$95,531	includes some parking revenue	28.71
Parking Revenue (1/4 share)	parking garage		30 plus years out	\$1,350	\$16,200	long term leases via Provo City	
Totals		16,414		\$33,188	\$398,261		
Expense projections 2023	estimated @	9.25			\$151,830		
Projected NOI					\$246,431		

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