

Provo Triplex

475 S 800 W | Provo, UT

FOR SALE



PROPERTY HIGHLIGHTS

- Unit A - Rented at \$1,800/MO
- Unit B - Rented at \$1,690/MO
- Unit C - Office/Short Term Rental - \$2,445/MO Projected NOI
- Zoned for Commercial Office Associated with Home
- Rented as Short Term Property (90% Historical Occupancy)
- New Construction Home, Built 2024
- Renovated Garage with Short Term Rental in Place

PURCHASE PRICE:
\$1,190,000

**(5.09% CAP RATE WITH
IN PLACE MANAGEMENT)**



Chase Bryan
President/Principal Broker
chase@andersoncrg.com
(801) 425-3655

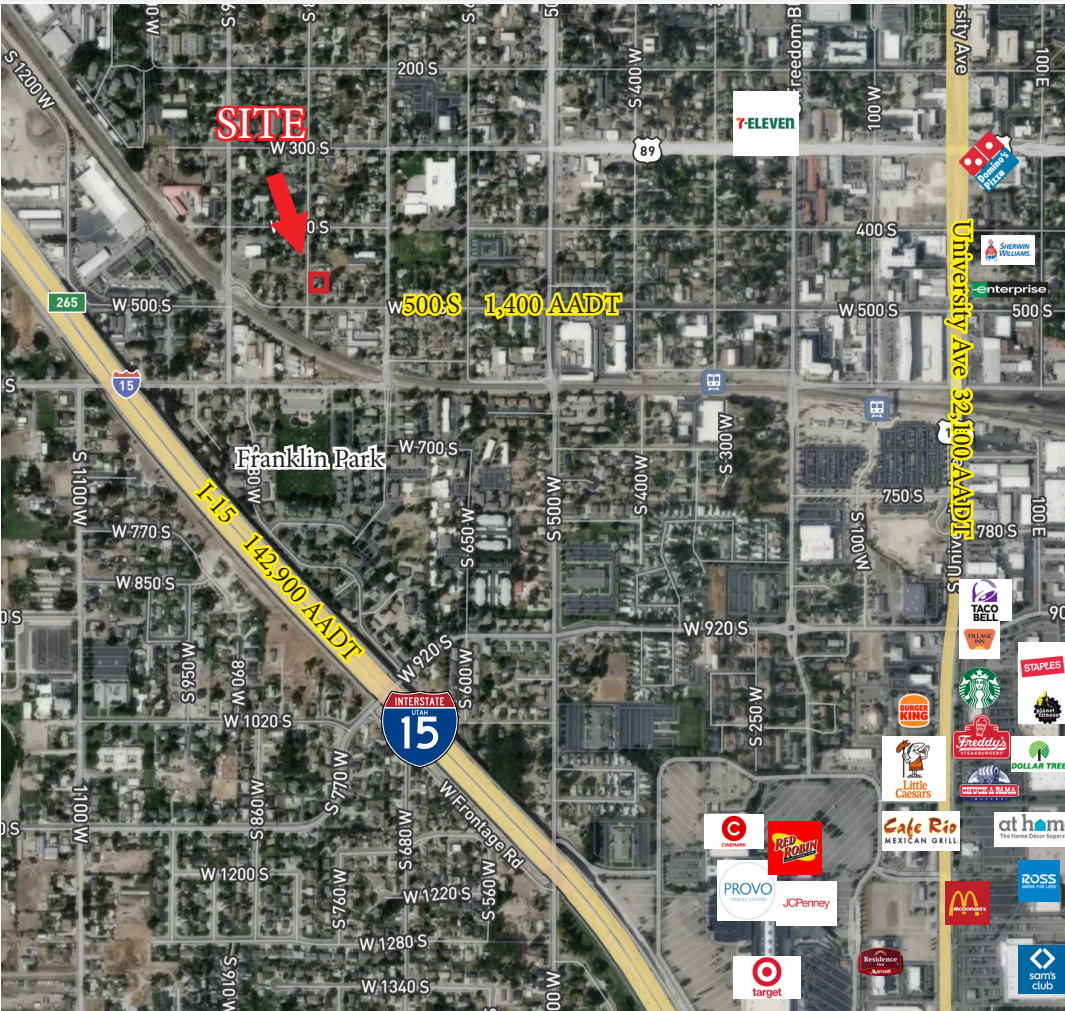
Ashley Jensen
Principal Broker
ashley@autahome.com
(801) 830-1717

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Households			
2024	5,528	30,371	49,182
Population			
2024	16,482	103,079	159,841
Income			
2024	\$59,864.56	\$60,572.57	\$69,102.00



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