

FOR SALE

Upper Level Office/Shop/Yard:

- Tenant: Canyon Transportation
- LED: 6/30/2026
- 2,100 SF Office
 - 5 Private Offices
 - Reception Area
 - Break Room
- 2,000 SF Shop

Lower Level Office:

- Tenant: Ataly Styles
- LED: 12/10/2025
- 2,100 SF Office
 - 5 Private Offices
 - Reception Area
 - Break Room

YESCO Billboard Sign Lease:

- \$1,600.00 per month
- 0.70 Acres Yard



Purchase Price: \$1,887,004.00

Income: \$126,667.68

Expenses: \$13,447.44

NOI: \$113,220.24

6% CAP

2040 E. Murray Holladay Road, Ste. 310

Holladay, UT

CRESUTAH.COM

Justin Welch

801.718.8842 cell

801.876.6071 direct

justin@cresutah.com