



**\$620,000**

• Sold

## **SOLD: WORKFORCE SERVICES BUILDING**

<https://hciutah.com>

625 North Main Street, Nephi, Utah

Government-leased office building on 0.31 acres

List Price: \$620,000, 6.9% Cap Rate

This property included a 3,150 square foot office building on 0.31 acres. The building was leased to the Workforce Services department through 5/31/2023 with 1.5% annual escalations. Additionally, the tenant had two 5-year options that could be exercised after 2023. Net operating income (2017) was \$42,808. The building was built in 2002. This property had direct access and frontage along Main Street in Nephi, Utah.

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## **Property Info**

**Acres:** 0.31

