

# GRAYSTONE PROFESSIONAL PLAZA

1174 E Graystone Way Salt Lake City, UT 84106

*For Sale | \$3,500,000*



Investment Realty  
ADVISORS

**PORTER CRIDDLE**

Associate  
801.694.5291  
Porter@iraut.com

# GRAYSTONE PROFESSIONAL PLAZA

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

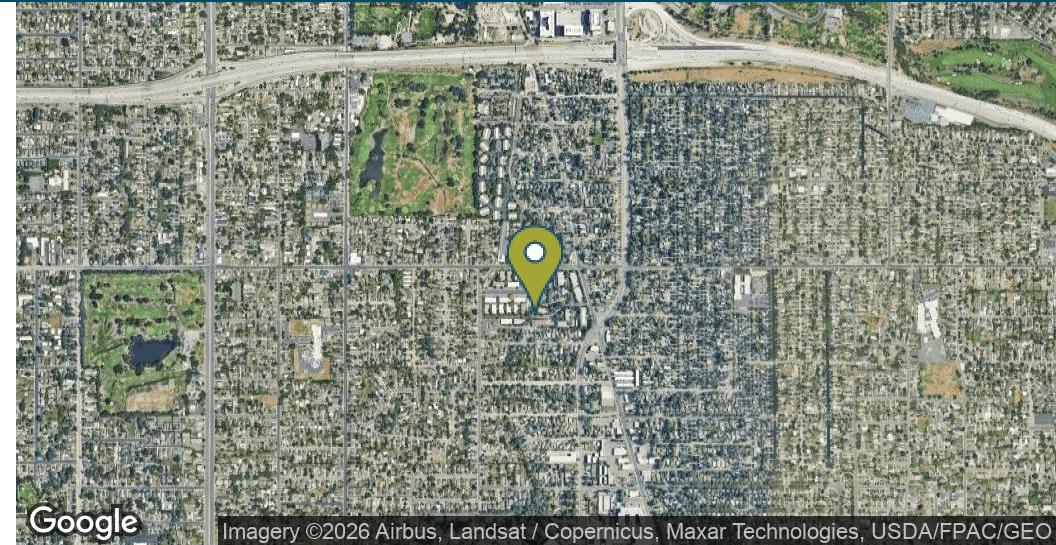
Sale Price:	\$3,500,000
Building Size:	19,099 SF
Lot Size:	31,152 SF
Number of Units:	33
Price / SF:	\$183.26
Year Built:	1962
Renovated:	2018
Zoning:	RMF-30

### PROPERTY OVERVIEW

Graystone Professional Plaza is a professional office building located in the heart of Sugar House, just off I-80 and 1300 East, offering excellent accessibility in a highly desirable submarket. The property totals approximately 19,099 square feet and is comprised of 33 office suites leased to a mix of professional, medical, and service-oriented tenants on a full-service basis. The building maintained approximately 90% average occupancy in 2025 and is offered at a 5.6% in-place cap rate, with upside potential supporting a projected pro forma cap rate of 6.2%. Zoned RMF-35, the property presents an attractive opportunity for investors or owner-users seeking stable income in a premier location. Measurements are given as a courtesy only. Buyer advised to obtain independent measurement. Owner/Agent.

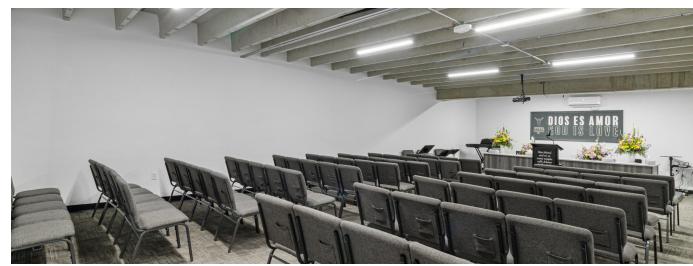
### PROPERTY HIGHLIGHTS

- 19,099 SF building
- 33 units
- Zoned RMF-30
- 90% occupancy

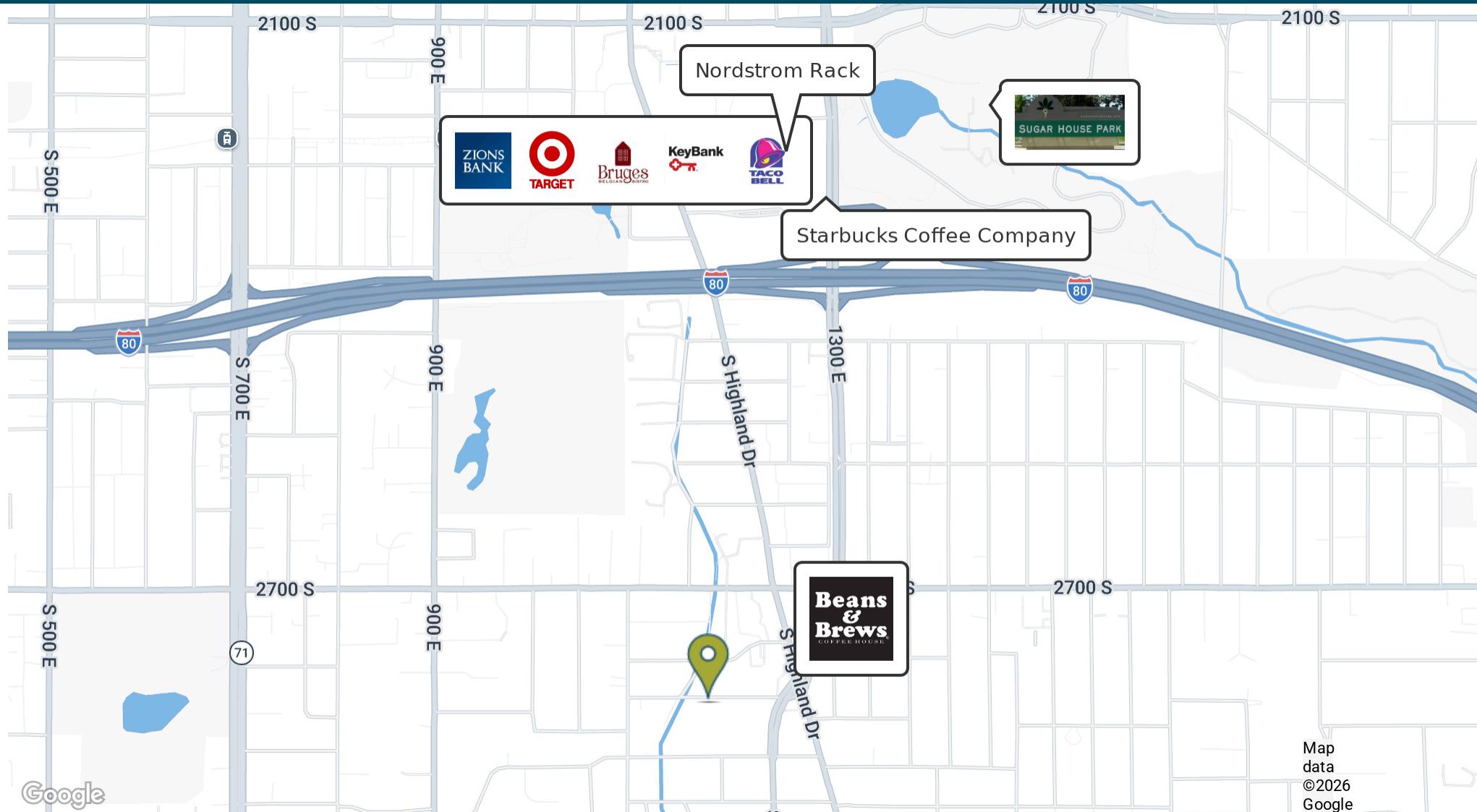


# GRAYSTONE PROFESSIONAL PLAZA

## ADDITIONAL PHOTOS



# GRAYSTONE PROFESSIONAL PLAZA AERIAL MAP



Map  
data  
©2026  
Google

# GRAYSTONE PROFESSIONAL PLAZA

## DEMOGRAPHICS MAP & REPORT

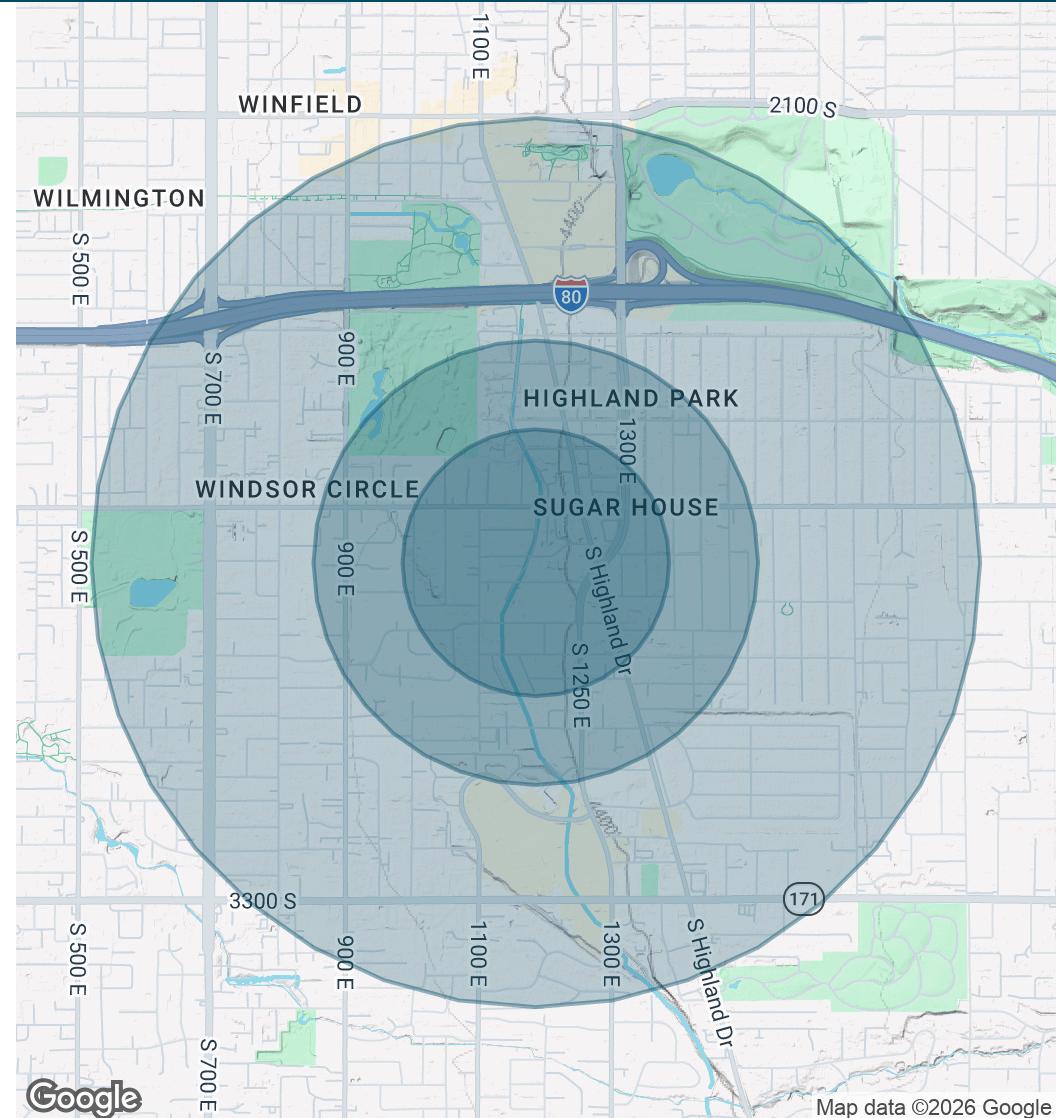


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,394	5,556	18,734
Average Age	41	39	38
Average Age (Male)	39	38	37
Average Age (Female)	43	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	680	2,604	8,593
# of Persons per HH	2	2.1	2.2
Average HH Income	\$111,370	\$113,211	\$108,779
Average House Value	\$620,460	\$602,533	\$592,331

Demographics data derived from AlphaMap



Google

Map data ©2026 Google