

MLS# 2120240

Status: ACTIVE
Sale Price: \$425,000
DOM: 9 **Entry Date:** 10/29/2025
Tax ID: 15-13-181-008
Address: 356 W 1700 S
NS/EW: 1700 S / 356 W **Est. Taxes:** \$1,572
City: Salt Lake City, UT 84115
County: Salt Lake
Proj/Subdiv: FIVE ACRE
Zoning Code: MU-11



Year Built: 1939	CAM Fees:	Const. Status: Blt./Standing
Traffic Count:	Business For Sale?: No	Sublease From:
Building Class:	Bus. Name:	Sublease To:

Office

Min Sq Ft Avail: 1,460
Basement Sq Ft: 0
Suites Avail: 0
Office Inclusions:

Max Sq Ft Avail: 1,460
Other Floor Sq Ft: 0
Floors: 1

Main Floor Sq Ft: 1,460
Tot Building Sq Ft: 1,460
Load Factor:

Industrial

Tot Building Sq Ft: 1,460
Office Sq Ft: 0
Suites Avail: 0
Dock High Doors:
Industrial Inclusions: Fenced Yard

Min Sq Ft Avail: 1,460
Warehouse Sq Ft: 0
Ceiling Clearance:
Ground Level Doors:

Max Sq Ft Avail: 1,460
Mezzanine Sq Ft: 0
Column Span:
Approx. Yard Size: 0

Air Conditioning: Central Air; Electric

Const./Cond.: Wood Frame

Culinary Water: Culinary Available; Connected

Cust. Visibility: Freeway Visible; Road Traffic

Ext. Special Covered Parking; Paved Parking
Features:

Floor Coverings: Hardwood; Tile

Heating: Forced Air; Gas: Natural

Inclusions: Real Estate

Int. Special Alarm; Security; Dishwasher; Kitchen; Laundry: Individual; Range/Oven; Refrigerator; Restroom: Private
Features:

Land Condition: Curb & Gutter; Fenced: Part; Landscaping: Part; Mature Trees; Sprinkler: Auto-Full; Terrain: Flat

Offering Type: Sale

Parking: 1 covered stalls; 2 uncovered stalls;

Possession: Upon Recording

Roads/Trans.: Asphalt; Curb& Gutter; Road: Paved; Sidewalk

Roof: Asphalt Shingles

Sewer: Connected; Public

Site Description: Vacant Building

Terms: Cash; Conventional

Utilities: Gas: Natural; Separate Meter: Gas; Separate Meter: Elec.

Window Cov: Part

Zoning: Single-Family; Commercial

Has Solar?: No

Driving Dir: Off-street parking on driveway to the west of home. Off-street parking also available along Hansen Ave.

Remarks: Single-family 2 bed/2 bath home with lots of character - hardwood floors, knotty pine cabinets. 1 bedroom and den on the main floor, addition at the back has a large family room area with a spacious bedroom and ensuite 3/4 bath. Laundry alcove off family room. Newer heating & AC, newer roof (8-10 years old), fully fenced back yard, off-street parking (driveway on the west side of the home) and extra deep 1-car garage. Property backs on Hansen Ave - a dead-end street with street parking for guests. Home has been rented most recently for \$2,200/month. Zoned commercial - MU-11 Mixed Use - owner would prefer to sell together with 348 W 1700 S, MLS #2120252, Tax ID 15-13-181-010, and would prefer to close the first week in January. 50' of frontage, 125' of frontage and .24 acre with both properties combined. Conventional loan may require an appraisal allowing for residential use.

Agt Conventional loan may require an appraisal allowing for residential use. Owner would prefer to sell together with 348 W 1700 So, MLS

Remarks: #2120252, Tax ID 15-13-181-010 - the two properties together are .24 acre. 50' of frontage, 125' of frontage with both properties combined. "The MU-11 Mixed Use 11 District generally includes buildings up to 8 stories in height, with taller buildings up to 11 stories allowed through the design review process. Development regulations are based on types of buildings and differ based on the building types as indicated. The district contains a mix of uses that include commercial, technical, high-density residential, and other supportive land uses."

Show Inst: Vacant; Use Aligned Showings

Owner:

Contact: Aligned or Text Agent

L/Agent: Janet M. Lowe

Co-Agent: Camron Carpenter

L/Office: Windermere Real Estate

Contact Type: Agent

Email: jlowe@winutah.com

Email: camron@wincre.com

Ph 1: 801-518-6146

Ph: 801-518-6146

Ph: 801-259-2355

Ph: 801-485-3151

Special Owner Type:

Ph 2: 801-259-2355

Mobile: 801-518-6146

Mobile: 801-259-2355

Listing Type: Exclusive Right to Sell (ERS)

Expiration Date: 04/30/2026