

MLS# 2120240

Status: ACTIVE
Sale Price: \$425,000
DOM: 9
Tax ID: 15-13-181-008
Address: 356 W 1700 S
NS/EW: 1700 S / 356 W
City: Salt Lake City, UT 84115
County: Salt Lake
Proj/Subdiv: FIVE ACRE
Zoning Code: MU-11

Entry Date: 10/29/2025

Est. Taxes: \$1,572



Year Built: 1939	CAM Fees:	Const. Status: Blt./Standing	
Traffic Count:	Business For Sale?: No		Sublease From:
Building Class:	Bus. Name:	Acres: 0.14	Sublease To:

Office

Min Sq Ft Avail: 1,460	Max Sq Ft Avail: 1,460	Main Floor Sq Ft: 1,460
Basement Sq Ft: 0	Other Floor Sq Ft: 0	Tot Building Sq Ft: 1,460
# Suites Avail: 0	# Floors: 1	Load Factor:
Office Inclusions:		

Industrial

Tot Building Sq Ft: 1,460	Min Sq Ft Avail: 1,460	Max Sq Ft Avail: 1,460
Office Sq Ft: 0	Warehouse Sq Ft: 0	Mezzanine Sq Ft: 0
# Suites Avail: 0	Ceiling Clearance:	Column Span:
# Dock High Doors:	# Ground Level Doors:	Approx. Yard Size: 0
Industrial Inclusions: Fenced Yard		

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 #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