



RETAIL PROPERTY FOR SALE

123 S JEREMY STREET - SALT LAKE CITY, UT

123 Jeremy St, Salt Lake City, UT 84104



Property Description

Rare opportunity to acquire a flexible mixed-use commercial property just one mile from downtown Salt Lake City. M-5 Zoning also allows for flexible uses, and future development opportunities. Property includes +/-2,693 square feet across two separate structures on 0.16 acres, featuring a +/-1,493 SF retail/mixed-use building and a +/-1,200 SF detached studio/workspace currently utilized as a dance studio. The layout supports a wide range of uses including retail, showroom, studio, light production, or service-based operations. Outdoor area may support parking, storage, or expanded use (buyer to verify). Parking may be obtained by city approval and the installation of curb cuts and an approach. Its configuration also presents potential for a live/work environment (buyer to verify), appealing to owner-users seeking both visibility and functional workspace. Parking may be obtained by city approval and the installation of curb cuts and an approach. Opportunity Zone located.

Offering Summary

Sale Price	\$850,000
Zoning	MU-5
Building SF	2,735 SF
Parcel	0.16 Acres

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	8,343	56,580	93,592
Total Population	17,523	123,317	219,314
Average HH Income	\$83,097	\$88,418	\$101,728

CHRISTIE DAUGHERTY, CCIM
Associate Broker - Partner

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Location Information

Flexible Mixed-Use Commercial Property Just One Mile From Downtown Salt Lake City. Property Is Roughly 5–7 Minutes From The Downtown SLC Central Business District And 9–11 Minutes From Salt Lake City International Airport, Within Close Proximity To The Salt Palace Convention Center, Vivint Smart Home Arena, And The Gateway Shopping Center, And Has Immediate Access To I-15 And I-80 Interchanges For Owner-Users Or Residents Who Need To Pivot Quickly Between Salt Lake, Davis, And Utah Counties.

Property Information

Property Type	Retail
Building Size	2,735 SF
Building Class	C
Zoning	MU-5
Lot Size	0.16 Acres
APN #	15-02-232-008
Year Built	1928
Year Last Renovated	1993



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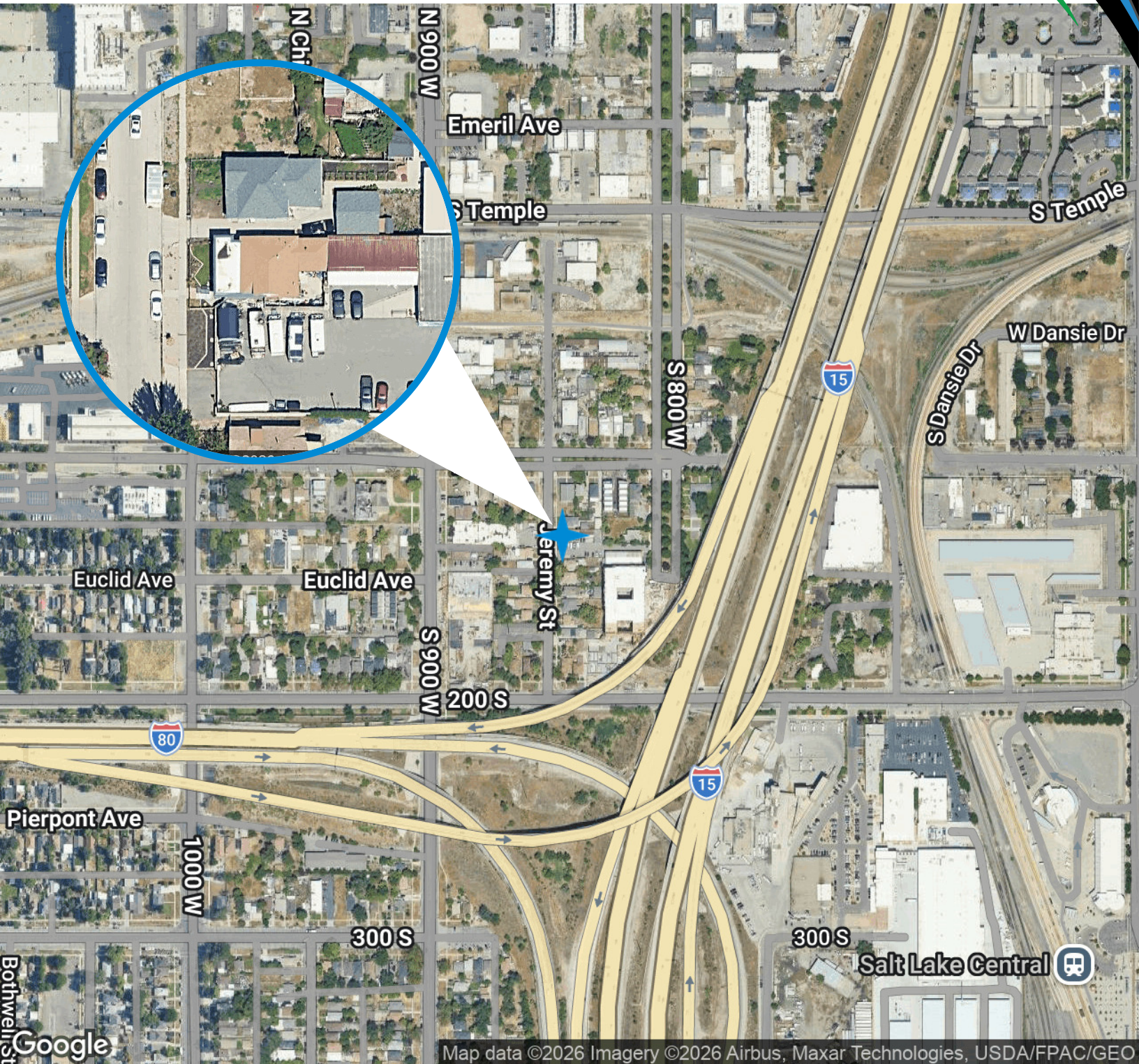




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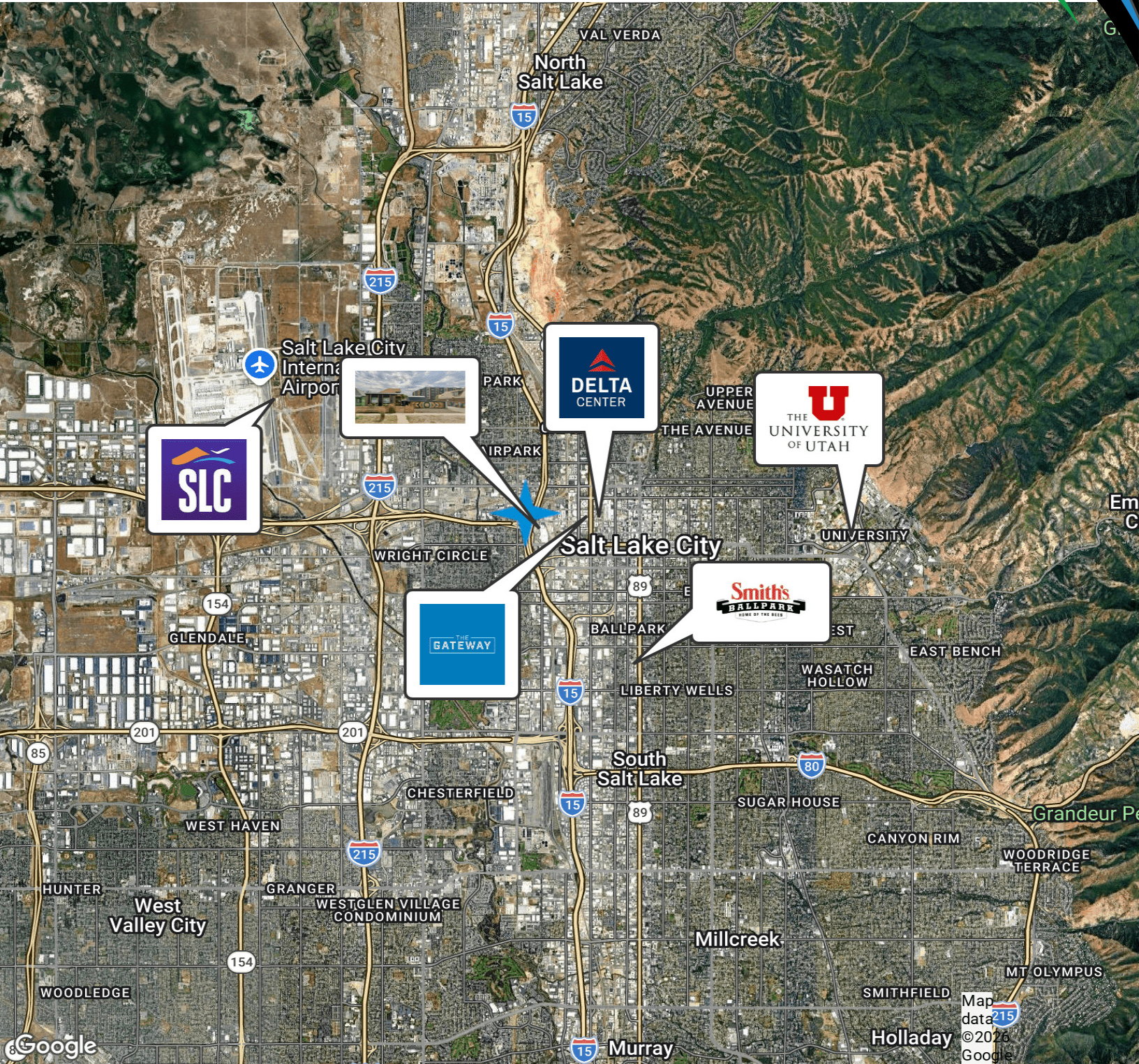




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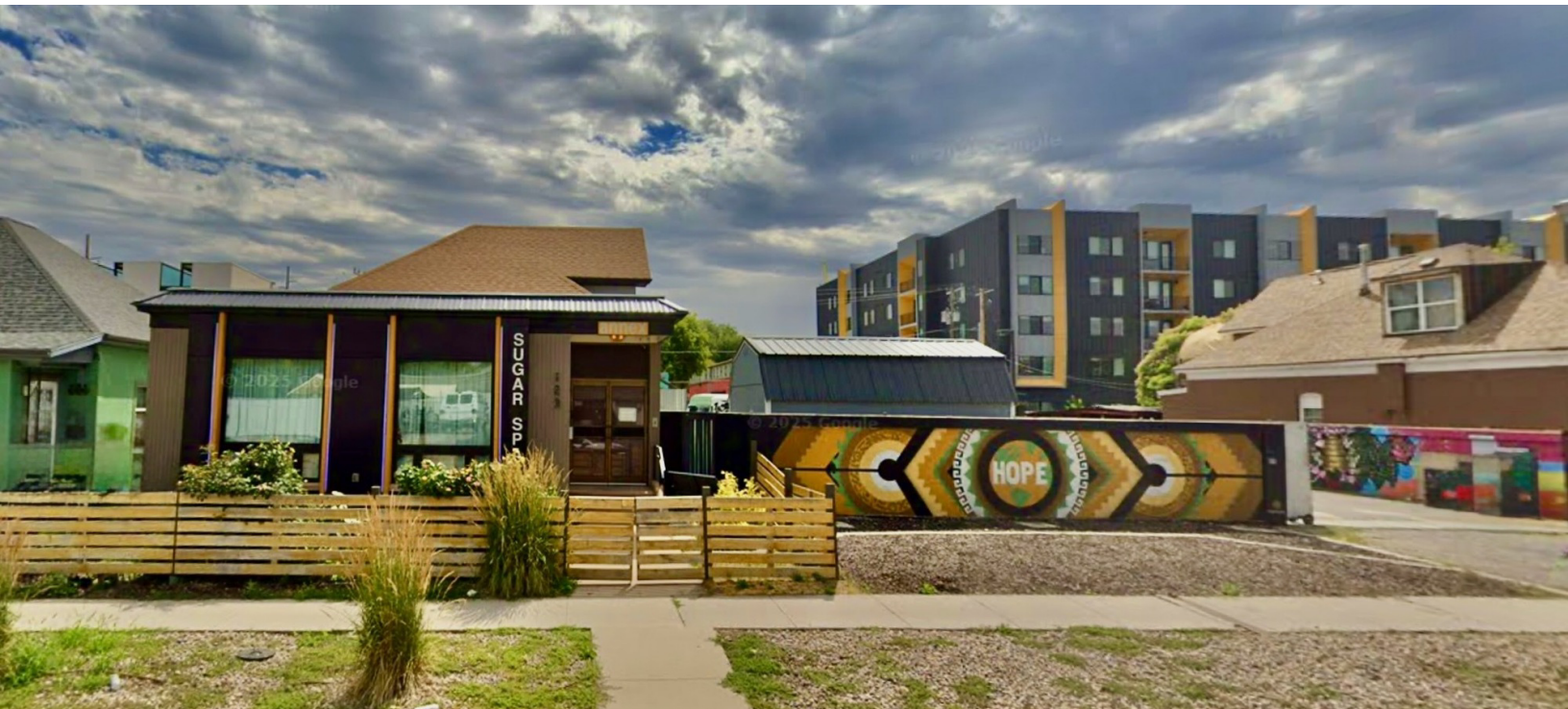




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