



FOR SALE

# COMMERCIAL FLEX SPACE

3767 S SECOND STREET  
SALT LAKE CITY, UT 84115

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801-577-2175

**ALIGN**  
COMPLETE REAL ESTATE SERVICES



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# THE OFFERING

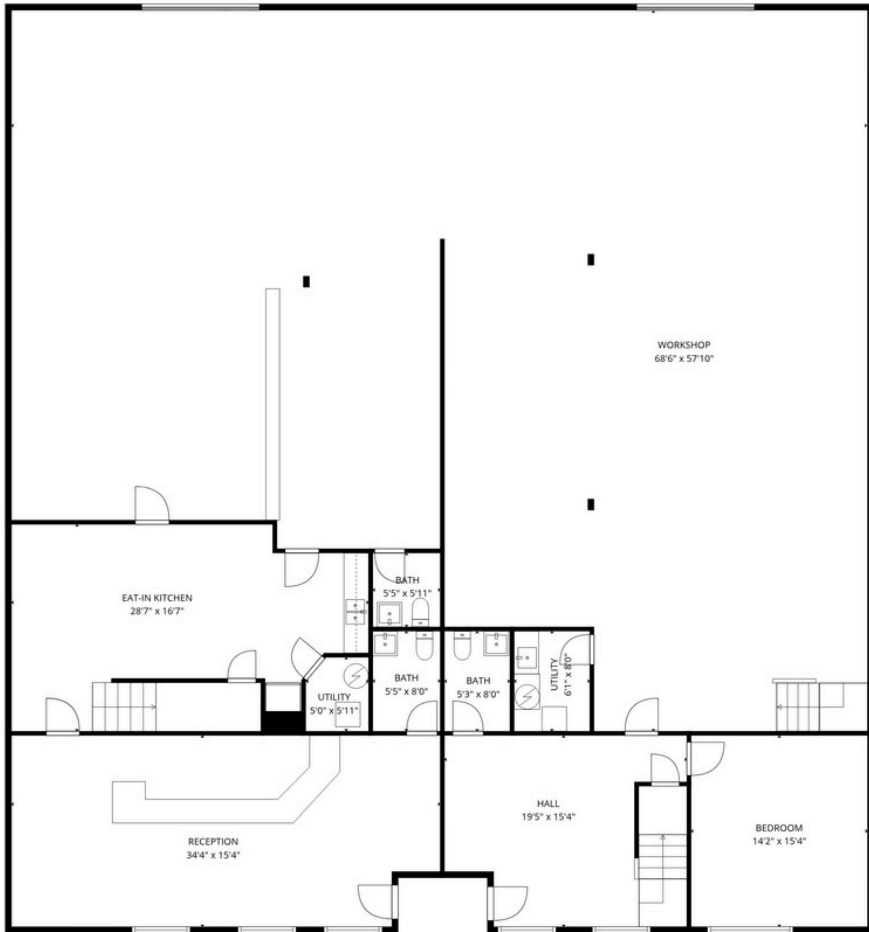
Owner/User Flex Property – Retail/Office & Warehouse Excellent opportunity to acquire a versatile 7,400 SF flex property ideal for an owner/user or investor. The building features a functional retail/office component combined with warehouse space and can be easily divided into two separate units, each separately metered, offering flexibility for partial leasing or future resale. The property is situated on ±0.25 acres and is equipped with single-phase power and two ground-level roll-up doors (12' x 10'), allowing for efficient loading and operations. Well-suited for a variety of commercial uses including retail, office, light industrial, showroom, or service-oriented businesses. CC Zoning.

SQUARE FEET	3,400 SF Office (2-Story) / 4,000 SF Warehouse
LOT SIZE	.25 Acres
PARCEL NUMBER	16-31-326-002
LIST PRICE	\$1,700,000
FEATRUES	Single-Phase Power Two Ground Level doors, 12' x 10' 12 Parking Stalls 16' Warehouse Ceiling Height Easily split into two separate spaces, separately metered

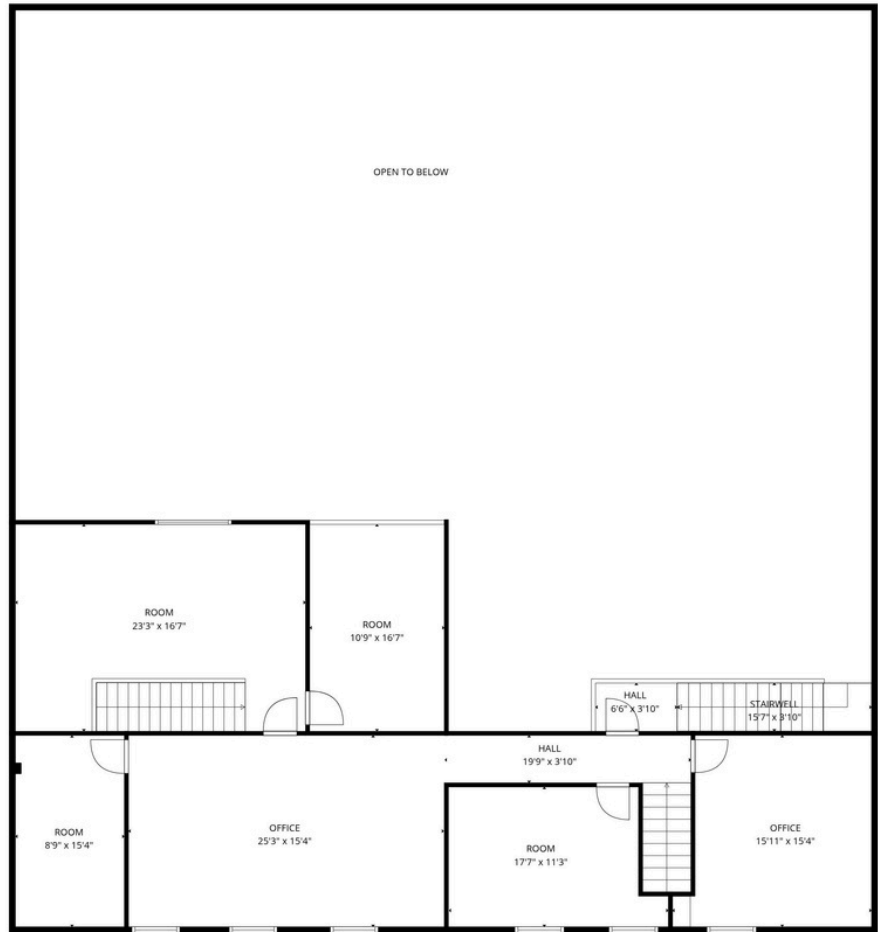


THE OFFERING

# FLOOR PLANS

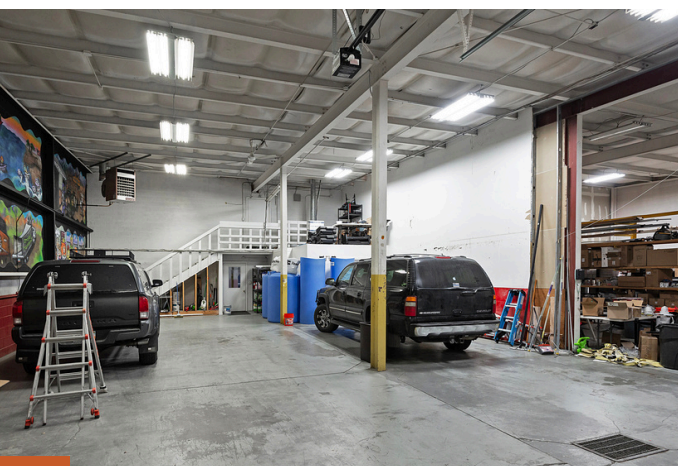


1st floor

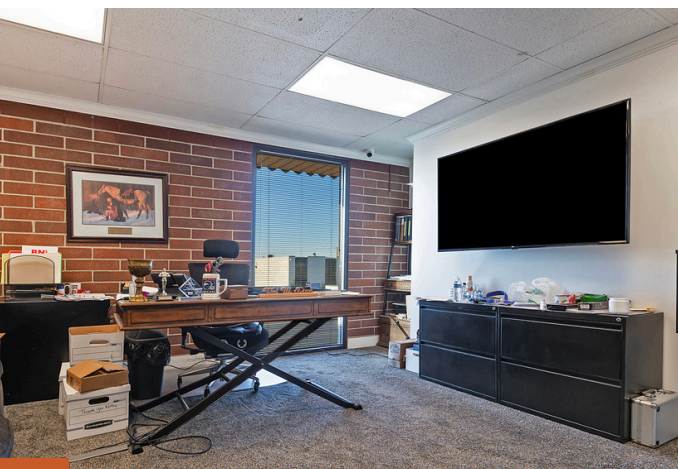
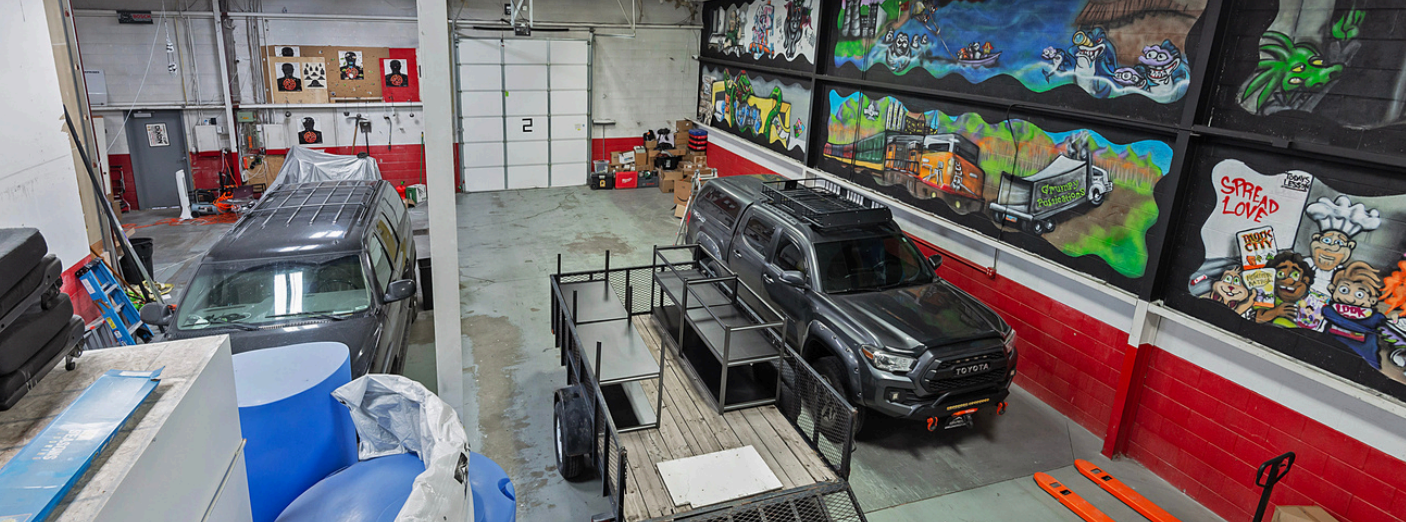


2nd floor





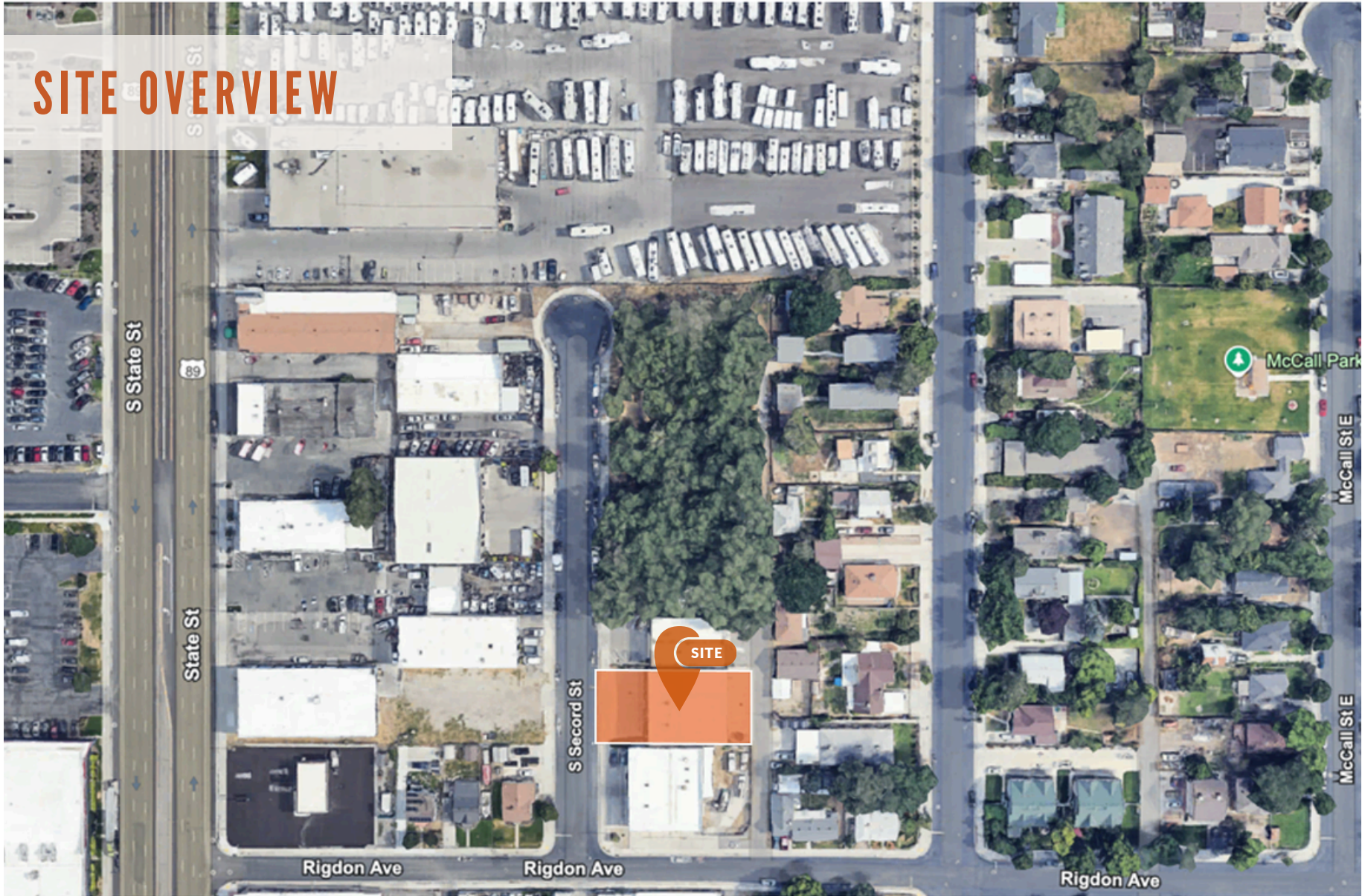




PROPERTY PHOTOS



# SITE OVERVIEW







## CONTACT

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