

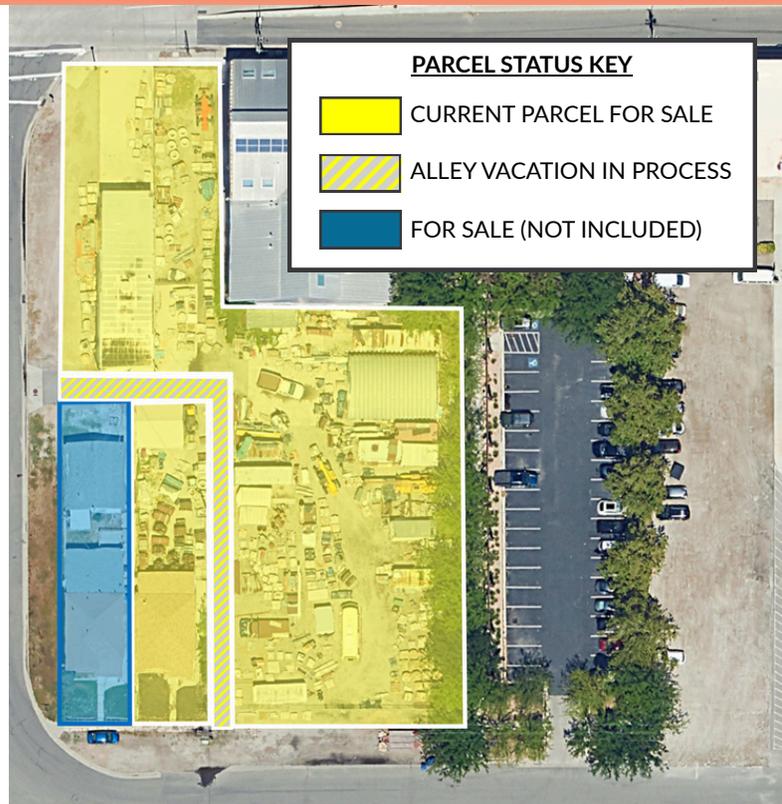


FOR SALE

PRIME DOWNTOWN DEVELOPMENT

PROPERTY SUMMARY

This 0.74-acre, MU-11-zoned assemblage offers a rare opportunity to deliver high-density multifamily in a prime infill location. The zoning supports building heights up to 125 feet, allowing a conceptual 12-story development with three levels of structured parking and nine levels of residential units, totaling approximately 180 units (buyer to verify). The proposed scale efficiently maximizes land value while aligning with urban growth and sustained housing demand. Flexible mixed-use zoning, strong site fundamentals, and redevelopment scarcity in the surrounding area position this opportunity for long-term value creation and compelling risk-adjusted returns.



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ALIGN
COMPLETE REAL ESTATE SERVICES



FOR SALE

PRIME DOWNTOWN DEVELOPMENT

PROPERTY HIGHLIGHTS

ADDRESS:

745 W 400 S | SLC, UT 84104

PRICE:

\$4,351,644 (\$135/SF)

SQUARE FOOTAGE:

32,234

PARCEL NUMBER:

15-02-428-006, 15-02-428-007, 15-02-428-008, 15-02-428-018, 15-02-428-019

ZONING:

MU-11

ASSET TYPE:

HIGH DENSITY DEVELOPMENT LAND

SITE SIZE:

.74 ACRES

PROPERTY HIGHLIGHT:

GREAT FRONTAGE ON 4TH S

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