

FOR SALE / OFFICE / INDUSTRIAL / RETAIL

230 N Cutler Drive #10

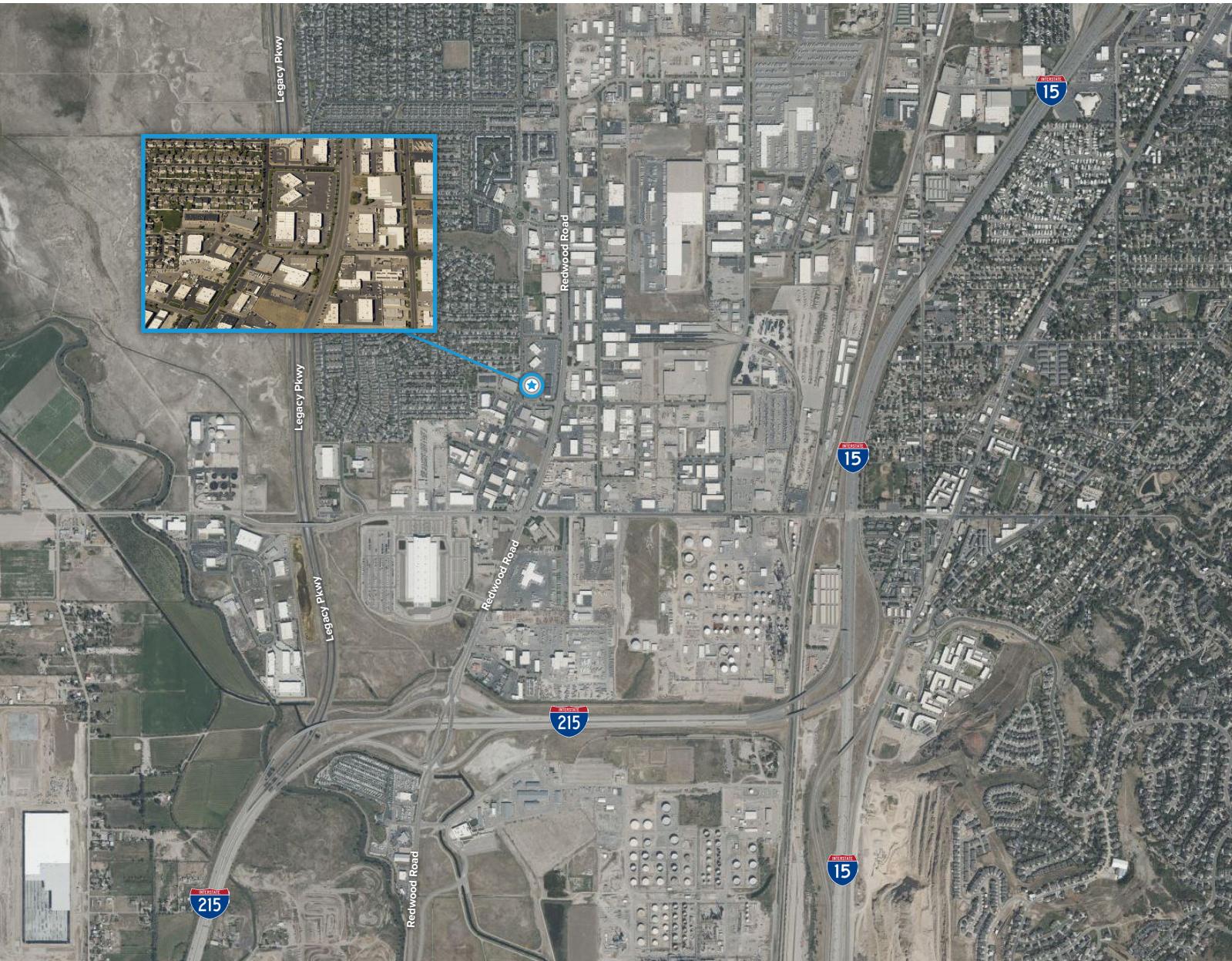
North Salt Lake, UT

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230 N Cutler Drive #10

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PRICE REDUCED



Contact

Camron Carpenter

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 **Windermere**
COMMERCIAL

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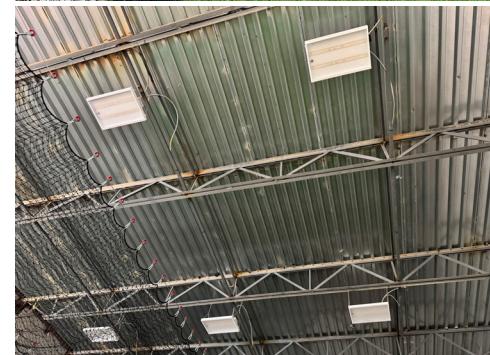
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COMMERCIAL



Property Photos



Property Description

Versatile, commercial flex condominium in North Salt Lake City located just West of Redwood Road with easy access to I-215 and I-15. 2,046 sq. foot interior space with rare 18 ft. ceiling clearance featuring a 10' wide x 14' height ground level loading door, 1 person door, and 1 restroom.

High ceiling clearance allows for addition of interior 2nd floor if desired, which could nearly double the useable space within. Existing interior space is 66' long x 31' wide. Zoning is General Commercial (C.G.), which allows for a wide array of industrial, light manufacturing, warehousing, distribution, retail and office uses.

Currently outfitted as a baseball training and practice space -owner willing to sell the netting, auto pitch machine and training accessories with the property. Ideal for Small business owners who need flexible operation space- or - for investors looking to acquire industrial flex space to rent as a revenue generating asset. Stubbed with natural gas service and 3 phase electrical power.

Features new high efficiency LED ceiling lighting. Ample parking in the Condo Compound with low HOA fee of \$167 per month.

Offered at \$599,000

Please contact Camron Carpenter with questions or to arrange a tour of the property.



Property Highlights

- » 2,046 sf. Commercial Flex Condo with versatile zoning allowing many uses.
- » 18' ceiling clearance with 10' w x 14' h ground level loading door.
- » Ceiling height provides ability to construct 2nd level for additional useable space, offices or showroom.
- » Interior Dimensions 66' length x 31' width rectangle shape allows for uses where interior length is beneficial .
- » One Restroom with ability to add additional restrooms or sinks if needed.
- » Located just West of Redwood Rd. with easy access to I-215 and I-15 frwys.
- » 3 phase power and natural gas in unit. Gas Blown Heater & High efficiency LED lighting in place.
- » Currently outfitted with Baseball Training equipment, astro-turf, and netting available for sale if desired.
- » Low Condo HOA cost of \$167 per month
- » Ample parking and quick easy access to amenities.
- » General Commercial Zone allows for wide range of light industrial, warehouse, retail and office uses.
- » **Contact: Camron Carpenter with questions or to schedule site tour.**

