

Property Highlights

- Rare Opportunity Located One Block from The University of Utah
- Included Properties:
 - Former C-Store (Vacant)
 - 3-Unit Home (100% Leased)
 - 9-Unit Apartment Complex (100% Leased - 6 Month Terms)
- Value-Add Opportunity
- Current NOI (Residential Portion): \$144,120
- Rent Roll: Contact Agent
- Total Lot Size: 0.73 Acres (4 Parcels)
- Total Sale Price: \$6,500,000
- Properties can be Sold Separately
- Zoning: R-2 (Single and Two Family Residential) with University Historic District Overlay



32,000 STUDENTS

REDEVELOPMENT PROPERTY FOR SALE

UNIVERSITY DISTRICT MIXED-USE PORTFOLIO

176 South 1300 East | 164 South 1300 East | 1259 East 200 South
Salt Lake City, Utah 84102

SITE

1300 EAST 6,000 ADT

1300 EAST 19,000 ADT

200 SOUTH

JOE MILLS
801.930.6755

jmill@legendcommercial.com

TANNER OLSON
801.930.6752

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801.930.6750
www.legendcommercial.com

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS

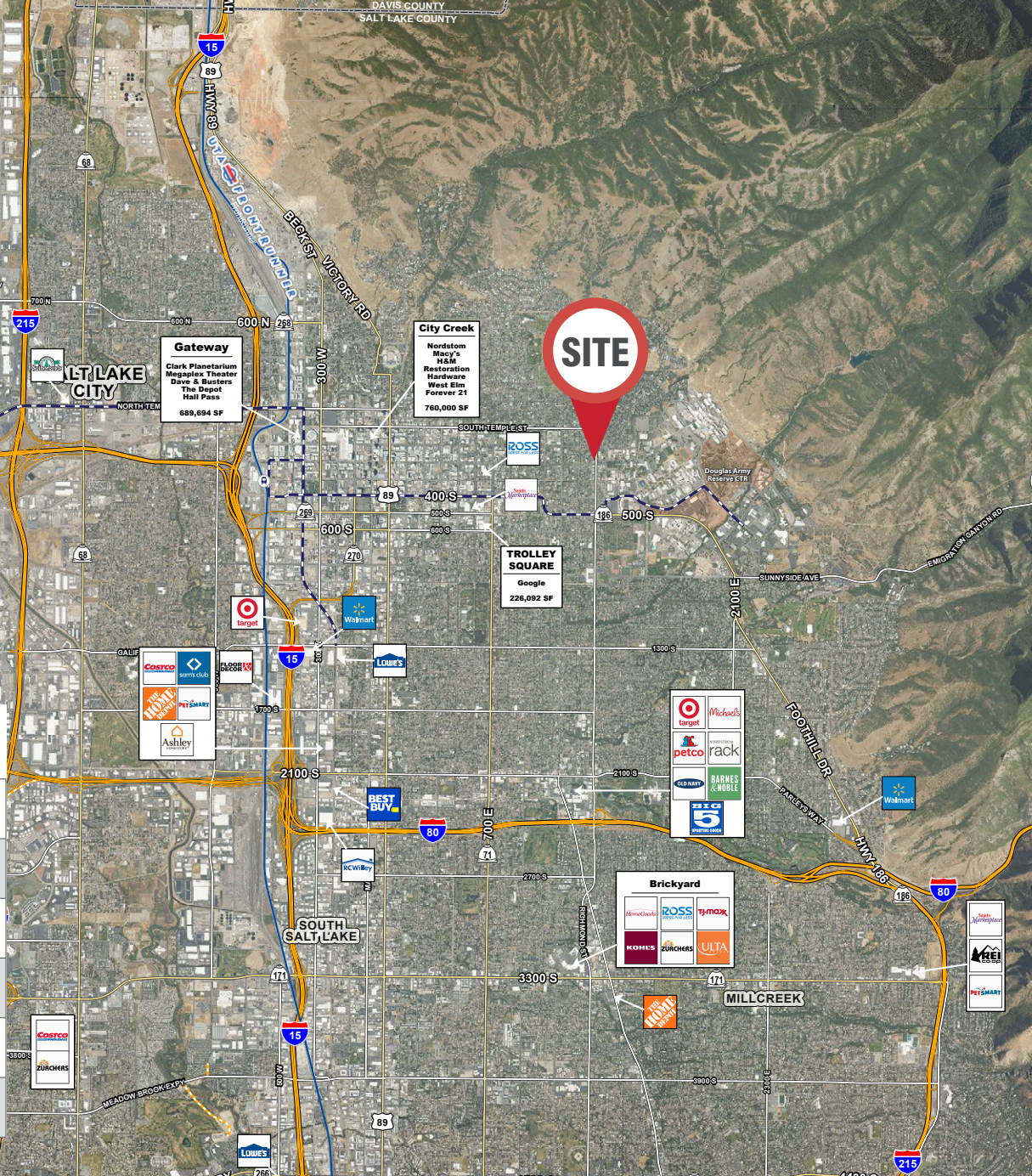


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 POPULATION	18,030	138,600	257,859
2031 PROJECTED POPULATION	17,367	150,316	274,800
2026 HOUSEHOLDS	9,151	68,484	116,225
2026 AVG HH INCOME	\$107,210	\$129,231	\$125,682
2026 BUSINESSES	1,011	8,430	13,118
2026 DAYTIME POPULATION	16,581	118,881	172,607



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**LEGEND
COMMERCIAL**

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0.32 ACRES
APN 1605230040

0.50 ACRES
APN 1605230033

0.14 ACRES
APN 1605230034

0.22 ACRES
APN 1605230034

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