



## **2165 E 3300 S**

2165 E 3300 S, Salt Lake City, UT 84109



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# 2165 E 3300 S

\$659,999

The epitome of great, neighborhood location -this unparalleled turn-key property nestled in the prestigious East district of the Millcreek area is the new Millcreek commons development. What can only be described as the quintessential definition of prime real estate, boasting unrivaled frontage that is simply unparalleled. Spanning a vast parcel, this property exudes exclusivity, offering ample parking and boasting a wealth of significant upgrades to the building, ensuring a seamless transition into multiple ventures. Elevate your business to new heights by seizing the opportunity to establish yourself in one of Salt Lake City's most coveted locations. Whether envisioning a luxurious salon, a rejuvenating med spa, an esteemed dental practice, or any other high-end retail endeavor, this property serves as the ultimate canvas for many aspirations. A true gem in the realm of commercial real estate, this property promises potential and an upward trajectory of equity for...

- Heavy Daytime traffic
- Lots of natural Light
- Open plan

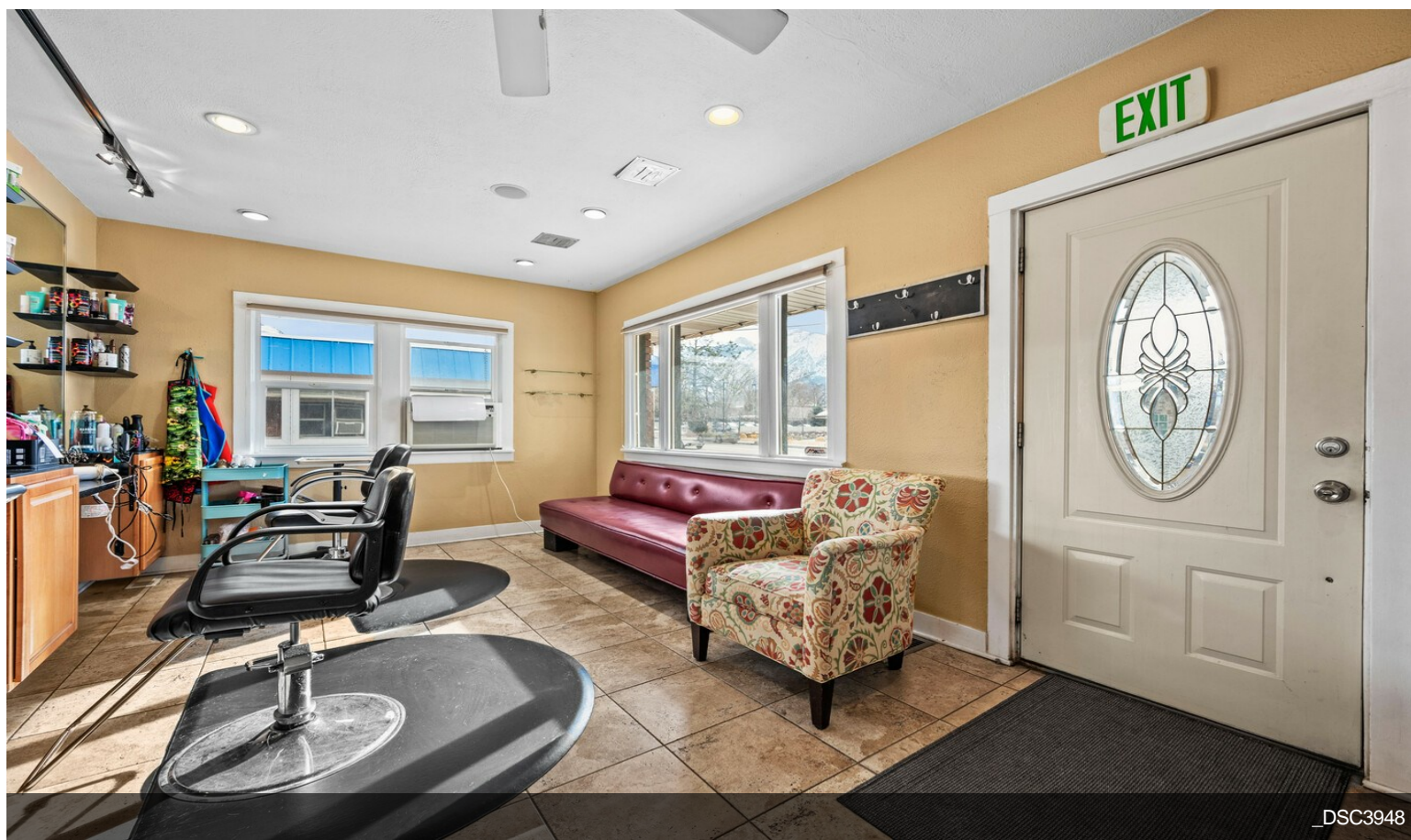


|                      |                          |
|----------------------|--------------------------|
| Price:               | \$659,999                |
| Property Type:       | Retail                   |
| Property Subtype:    | Freestanding             |
| Sale Type:           | Investment or Owner User |
| Lot Size:            | 0.24 AC                  |
| Gross Leasable Area: | 2,200 SF                 |
| No. Stories:         | 2                        |
| Year Built:          | 1960                     |
| Tenancy:             | Single                   |
| Parking Ratio:       | 9.09/1,000 SF            |
| Zoning Description:  | C2                       |
| APN / Parcel ID:     | 16-27-329-079-0000       |
| Walk Score ®:        | 55 (Somewhat Walkable)   |
| Transit Score ®:     | 35 (Some Transit)        |



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# Property Photos



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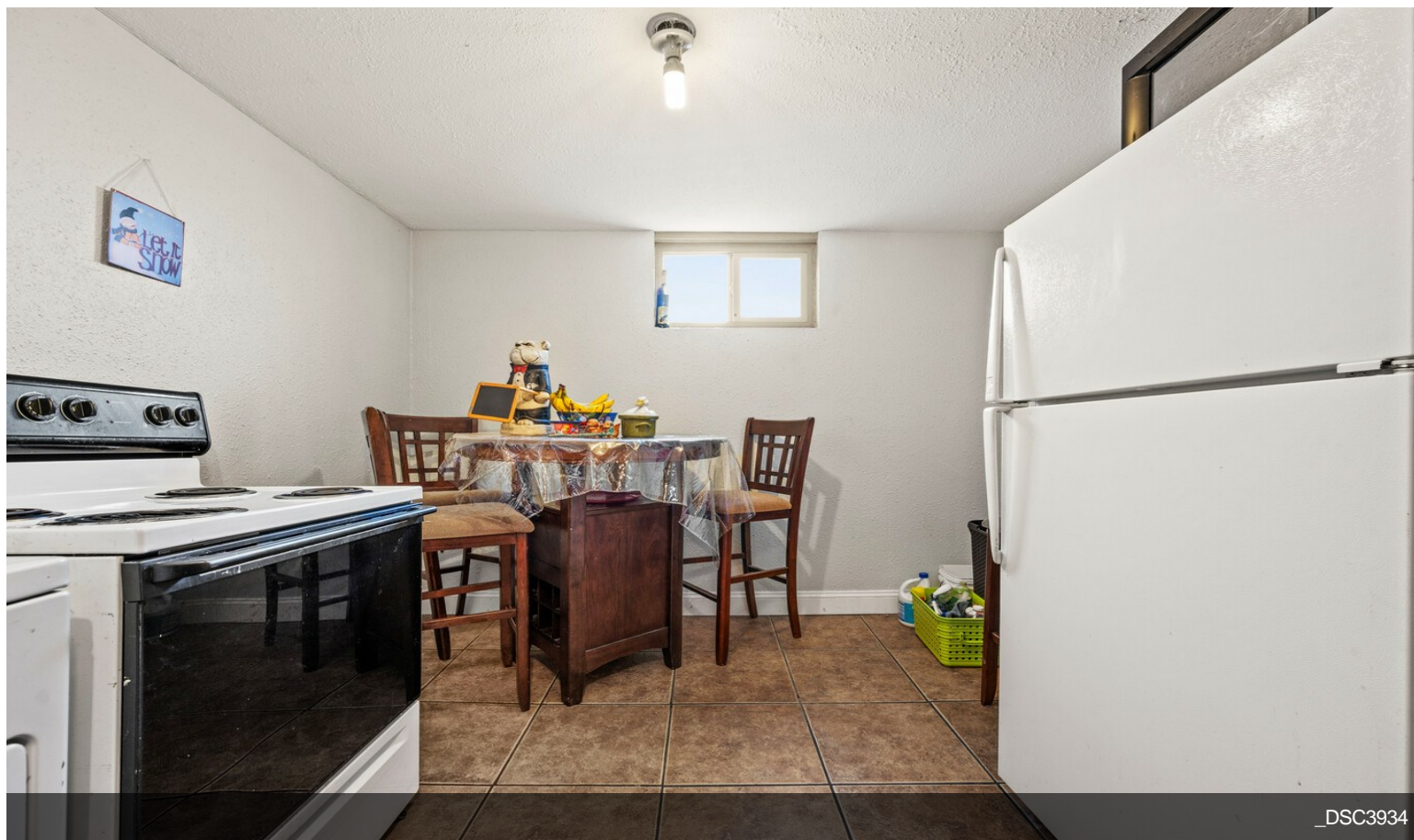


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# Property Photos



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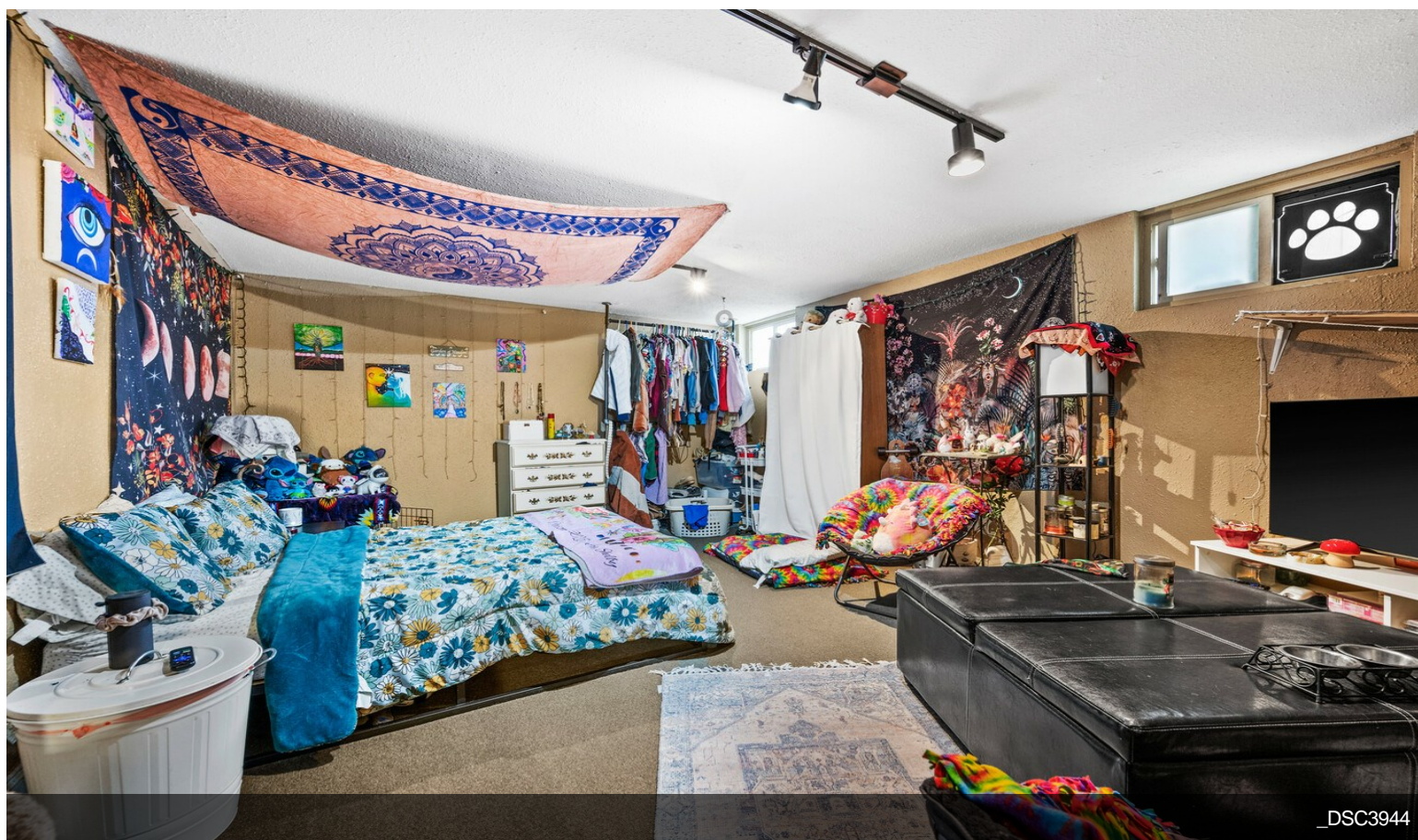


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# Property Photos



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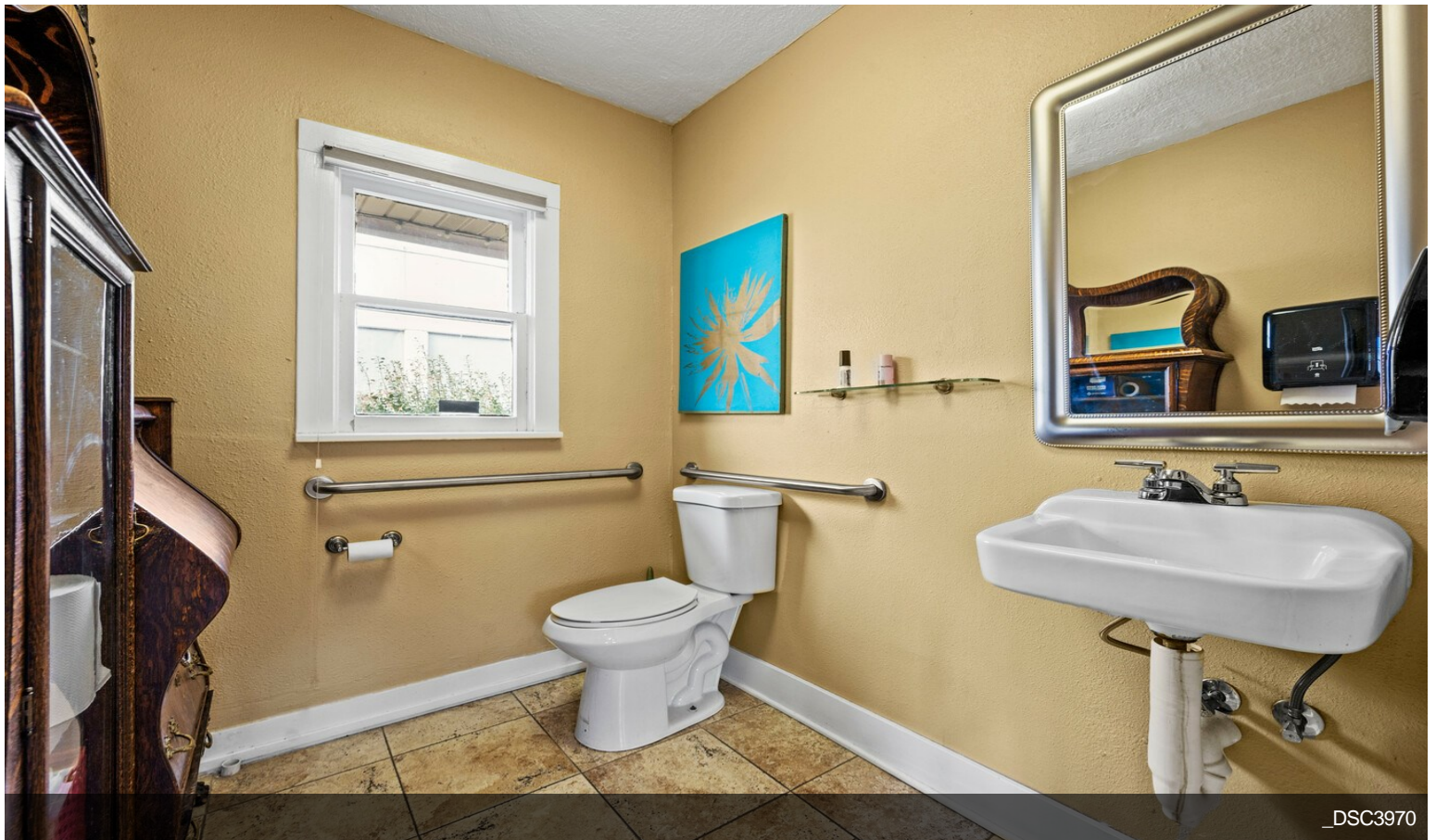
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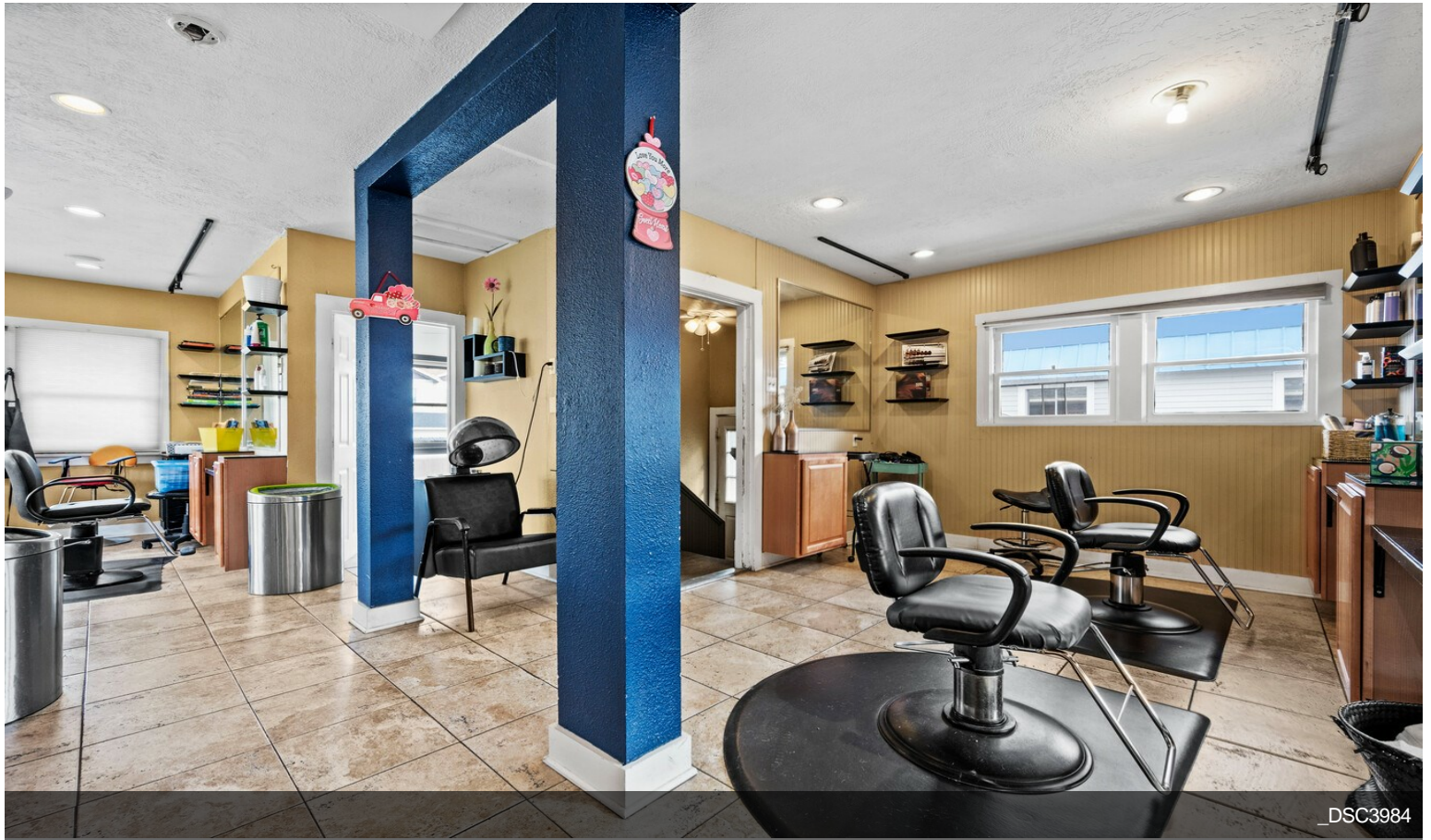


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