



## Property Description

Modern Retail/Office located in the premier Union Park District. Currently used as a gym, but floorplan that is flexible for many uses.

Building Total SF - 5,859 Occupy an amazing 4,131 SF property, while acknowledging income on the newly constructed addition of 1,728 SF.

Two (2) options to purchase.

1. Total 5,859 SF with Sale-Lease-back, in where the Seller will sign a new Lease for new suite (1,728 SF ) for a period of five(5) years.

2. Purchase the larger of both Suites - 4,131 SF - For a reduced price of \$2,100,000.

Rare opportunity to own a freestanding retail/office property with 900 E frontage, strong demographics, convenient location and easy access to freeways and transit. With traffic counts of over 21,822 ADT and 37 parking spaces, this property provides for a wide range of uses.

Information provided as a courtesy. Buyer to verify

## Offering Summary

<b>Sale Price</b>	\$2,900,000
<b>Available Space for Occupancy</b>	4,131 SF
<b>Building SF</b>	5,859 SF
<b>Parking Ratio</b>	6/1000 SF

## Demographics

	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	1,072	2,177	7,553
<b>Total Population</b>	2,105	4,524	17,553
<b>Average HH Income</b>	\$101,720	\$102,830	\$106,247

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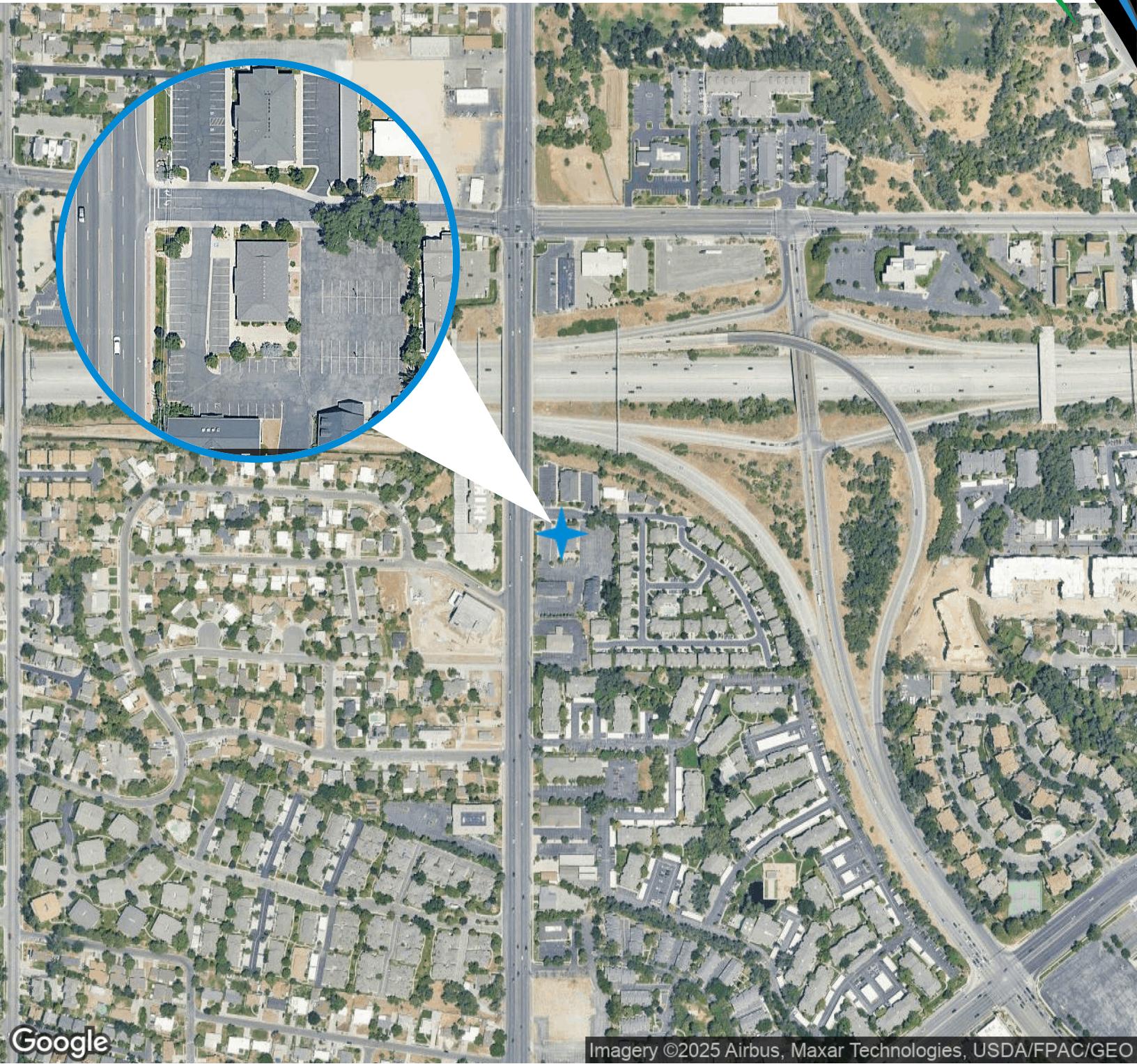




RETAIL PROPERTY FOR SALE

# 924 E 6740 S - MIDVLE, UT 84047

924 E 6740 S, Midvale, UT 84047



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## Property Highlights

- Freestanding Retail/Office
- Pad - 0.56 Acres
- Centrally Located
- 700 E Frontage - Midvale
- RC Zoning - Allowing for Ample Use Opportunity
- 37 Parking Spaces - 6/1000 Ratio
- 21,882 ADT



### Centrally Located

Downtown Salt Lake City

### Drive Time In Minutes

17 Minutes.

Point of the Mountain - Lehi

22 Minutes.



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RETAIL PROPERTY FOR SALE

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