



RETAIL PROPERTY FOR SALE

924 E 6740 S - MIDVLE, UT 84047

924 E 6740 S, Midvale, UT 84047



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

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

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

CHRISTIE DAUGHERTY, CCIM

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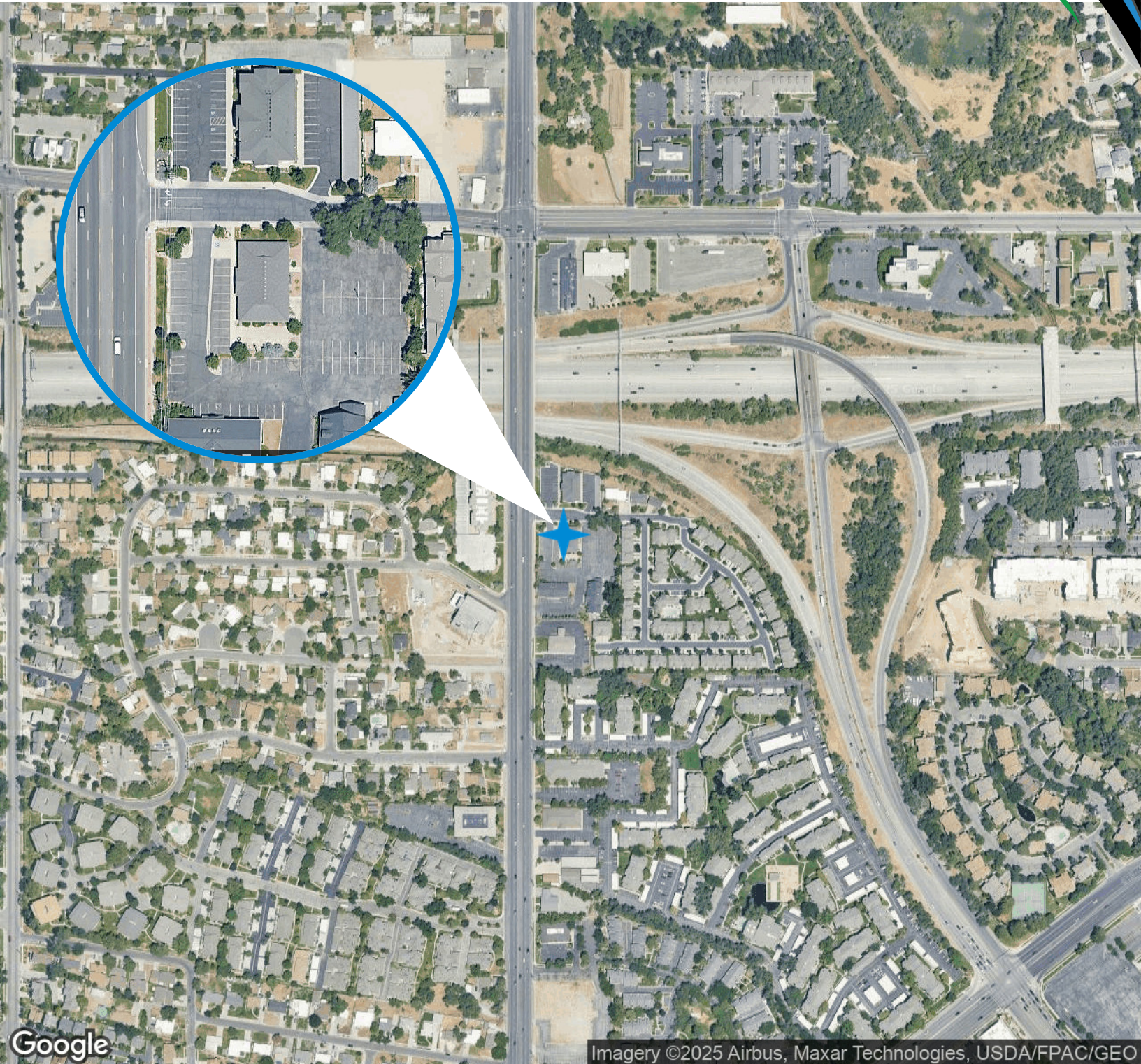




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Property Highlights

- 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

Drive Time In Minutes

Downtown Salt Lake City	17 Minutes.
Point of the Mountain - Lehi	22 Minutes.

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