



Sales Price:

\$240,640 / unit
(\$235 / SF)

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FOR SALE

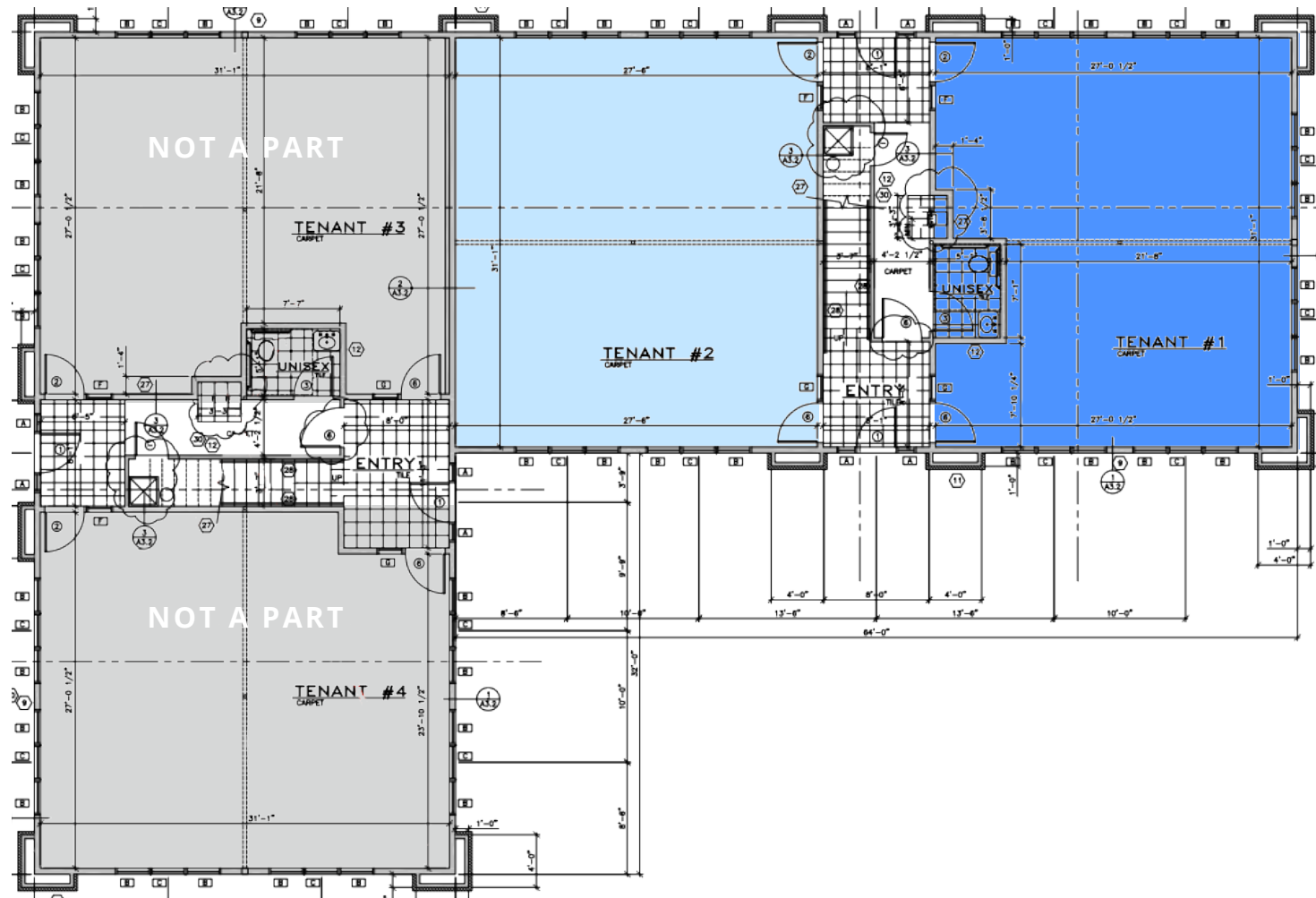
WEBSTER OFFICE CONDOS

1750 Research Way, West Valley City, Utah 84119

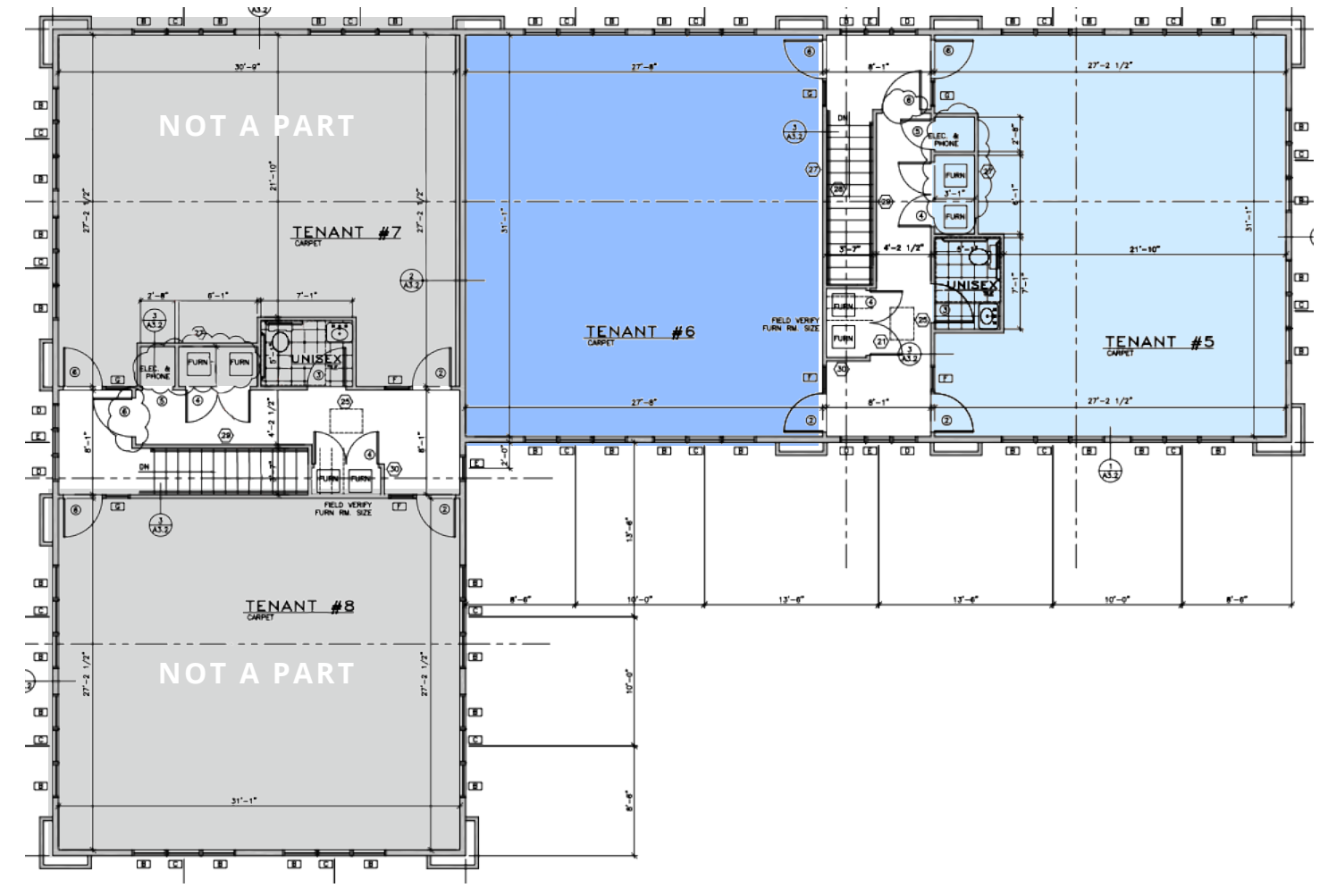
Property Highlights

- 1,024 SF condo units - Units 101 - 104
- 4,000 total SF available - 2 Story Main Bldg
- Modern, contemporary design & flow
- Across from mass transit Redwood Junction Trax Station
- Less than 15 minutes to Salt Lake International Airport
- Exceptional location in Utah's 2nd largest city and in an area with high demand for small office suites
- Offering easy freeway and arterial access
- Redwood Road visibility

MAIN FLOOR



UPPER FLOOR



PROPERTY INSIGHTS

Presenting four well-located condo units for sale in the hear of West Valley City. Each unit offers approximately 1,000 square feet of space, including a reception area and finished office rooms. Situated just steps from the Redwood Junction TRAX station, these properties provide convenient access to public transit, making commuting safe and cost-effective for employees. These units are a great fit for an owner-user seeking a quiet, efficient space to operate a business.



WEST VALLEY CITY

The city of West Valley City is located southwest of Salt Lake City, and shares additional borders with South Salt Lake, Magna, Taylorsville and Kearns. West Valley is the second-largest city in Utah and has an estimated population of 140,239 with a median age of 30.2, and a median household income of \$75,137.

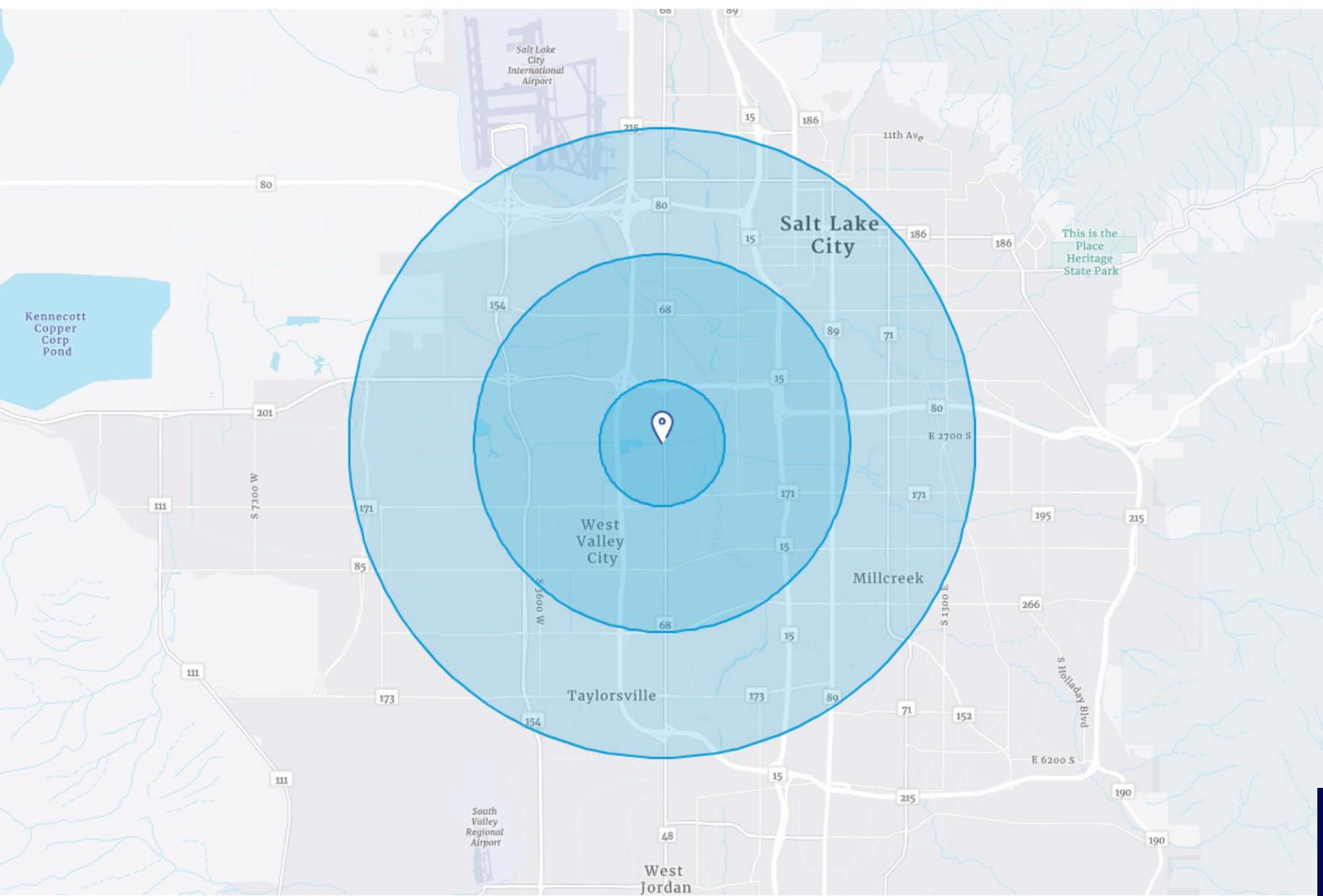
The median property value in West Valley City is \$272,100 with a homeownership rate of 69.5%. The largest industries are manufacturing, retail trade, and construction, and the city's largest employers include Discover Financial Services, Hexcel Corp., and Usana Health Sciences.

The community is rich in diversity and as of 2018, with 51.4% of the population racial minorities, it is a minority-majority city (about one-third of that population is Hispanic or Latino). The city has long celebrated its cultural diversity and is home to the Utah Cultural Celebration Center, a space dedicated to gathering and celebrating cultures together. It is also home Maverick Center, home of the Utah Grizzlies hockey team, and Utah First Credit Union Amphitheatre.

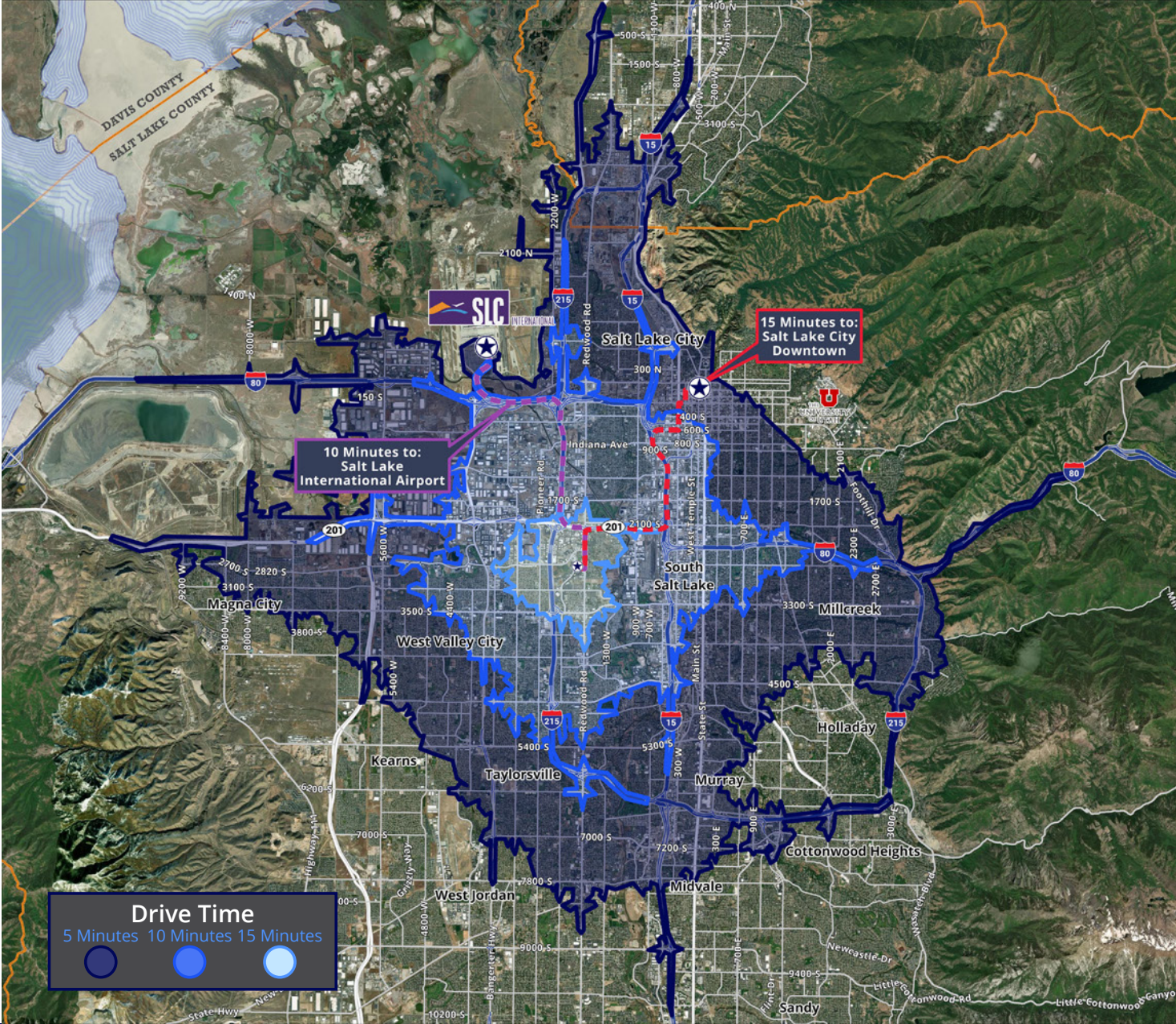
Economic development has been a priority by community leaders throughout the years. "The City in Motion," West Valley City offers many logistical advantages. Part of the Utah Inland Port Authority (UIPA) Northwest Quadrant is in the city, offering immediate access to the Intermountain West via road, rail, and air, and additionally, is within Utah's Foreign Trade Zone.



DEMOGRAPHICS



DRIVE TIME

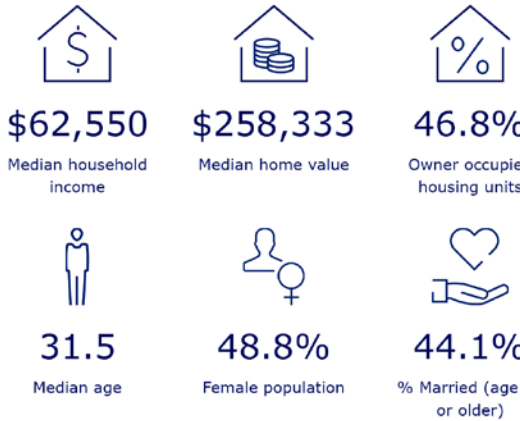


Demographics	1 Mile	3 Mile	5 Mile
Population			
2024 Population	10,588	64,870	163,700
2029 Projected	11,206	67,623	169,704
Households			
2024 Population	3,932	19,993	47,536
2029 Projected	4,206	21,141	49,847
Income			
2024 Median HHI	\$67,442	\$80,338	\$88,100
2024 Average HHI	\$87,370	\$100,906	\$112,072
Per Capita Income	\$32,911	\$30,991	\$32,618

MARKET OVERVIEW

1 mile radius

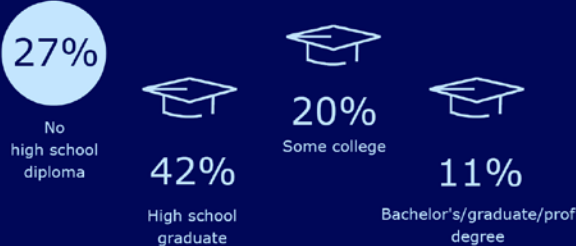
Household & population characteristics



Households & population



Education



Race



Business





SITE

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