



# FOR SALE

7708-7720 S 700 E Midvale, UT 84047



Investment Realty  
ADVISORS

**ELLIOT ABEL**

President of Commercial Leasing  
435.485.7070  
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OFFERED AT \$1,995,000

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 7720-7708 S 700 E, Midvale, UT. This 5,626 SF building, situated on .63 acres of commercial land on the busy 700 East. This building was built in 1977, and it offers the perfect canvas for an investor seeking covered land play. This lot is Zoned Commercial Neighborhood and has stellar development potential and flexible options. Both parcels for sale total to .63 Acres and can be combined with the corner lot next door to total .93 Acres, which is ample space for 15,000+ Square feet of medical office or Retail. Don't miss this chance to claim your stake in a distinguished commercial real estate asset.

## LOCATION DESCRIPTION

- This is a corner developable pad with multiple options available to the buyer. Seller is listing the neighboring property as well as a \$1,495,000 office sale, with this lot, as a separate \$500,000 for sale parcel. It is possible to buy both for \$1,995,000. This is a well-priced acquisition just off Fort Union with tremendous visibility. Right across the street from Harmons.

## OFFERING SUMMARY

Offered At:	\$1,995,000
Lot Size:	0.93 Acres
Building SF:	5,626 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	448	1,902	8,149
Total Population	1,204	4,944	20,575
Average HH Income	\$103,302	\$101,551	\$101,135

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# SITE MAP & AVAILABILITY



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## PERMITTED USES



Land Use Category	CN
Agriculture	P
Alcoholic beverage club (dining) liquor license*	P
Alcoholic beverage reception center license	P
Alcoholic beverage restaurant beer-only license*	P
Alcoholic beverage restaurant full-service license*	P
Alcoholic beverage restaurant limited-service license*	P
Alcoholic beverage single event permits	P
Alcoholic beverage temporary beer event permits	P
Ancillary commercial as part of a mixed-use building	P
Animal hospital, veterinary office	P
Aquarium	P
Art gallery	P
Botanical gardens	P
Business or financial services	P
Commercial repair services	P
Commercial repair services	P
Commercial retail sales and services	P
Drive-up window (non-food), banks, ATMs, dry cleaners, pharmacy, etc.	P
Equipment sales and services	P
Home health agency	P
Medical and health care offices	P
Parks, public and private	P
Permanent make-up	P
Professional office	P
Public plaza	P
Public service	P
Recreation, indoor	P
Restaurant	P
School- charter or commercial	P
Sheltered workshop	P
Social or reception center, fraternal organizations	P
Trade or vocational school	P
Alcoholic beverage on-premises recreational beer retailer license	P/C
Animal kennel, commercial	P/C
Day care- adult, child, elderly or group	P/C
Recreation center	P/C
Automotive self-service station	P/C <sup>18</sup>
Automotive service station	P/C <sup>18</sup>
Secondhand merchandise dealer	p <sup>13</sup>
School, commercial (low-impact)	p <sup>17</sup>
Industry, light	p <sup>19</sup> /C <sup>19</sup>
Alternative healing and energy healing business	p <sup>20</sup>

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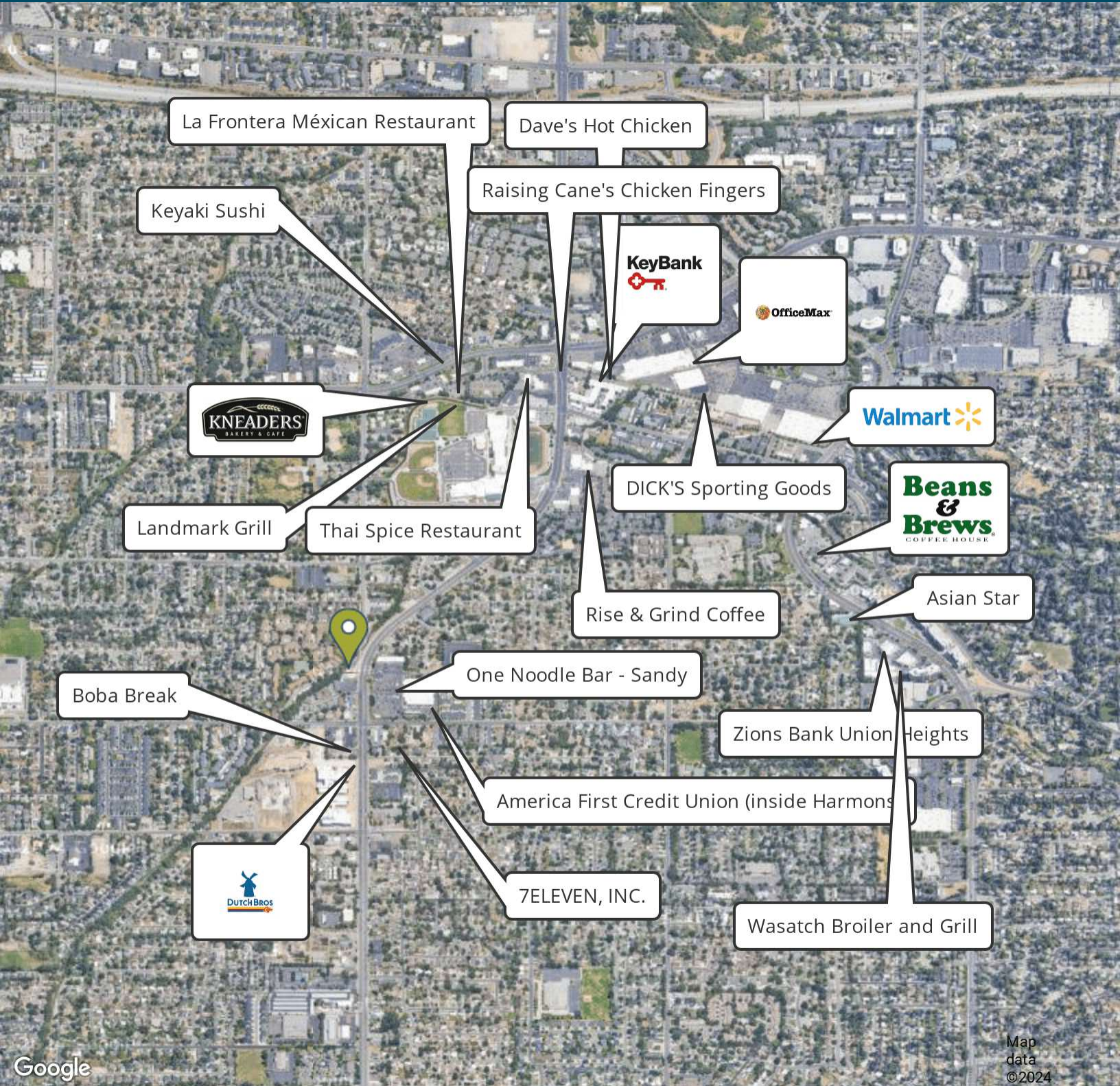
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# LOCATION MAP



Map data ©2024

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