

STANTON-YALE APARTMENTS

144 E 2nd Ave Salt Lake City, UT 84103



Investment Realty
ADVISORS

JOSEPH MILLS

Investment Sales
801.971.2542
joseph@iraut.com

PORTER CRIDDLE

Associate
801.694.5291
Porter@iraut.com

For Sale | \$4,395,000

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Stanton-Yale Apartments, a rare dual building multi-family offering in one of Utah's most historic and sought-after neighborhoods. This stunning 21-unit brick property showcases timeless architectural charm, while also featuring modern upgrades. Each unit has been renovated and features new countertops, cabinets, and contemporary finishes while preserving the original hardwood flooring and penny tile bathrooms. Operational upside remains through improved management, stabilization of occupancy, and system upgrades. Large lot size, strong rental location, and parking make this a compelling value-add opportunity. Buyer advised to obtain independent measurements. Parcel 09-31-379-010 also included in sale. Owner/Agent.

PROPERTY HIGHLIGHTS

- 14,850 SF Building
- 21 Units
- Built in 1923
- Renovated in 2021
- Zoned RMF-75

OFFERING SUMMARY

Sale Price:	\$4,395,000
Number of Units:	21
Unit Size:	600 SF - 1000 SF
Building Size:	14,850 SF
Average Lease Rate:	\$1,240/mo
Price Per Square Foot:	\$301.34
Proforma Lease Rate:	
Lease Type:	Annual
Occupancy:	
NOI:	
Proforma NOI:	
CAP Rate:	
Proforma CAP Rate:	
Year Built:	1923/2021
Lot Size:	0.62 Acres

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SITE MAP & LOCATION



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UNIT PHOTOS



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LOCATION MAP



Google

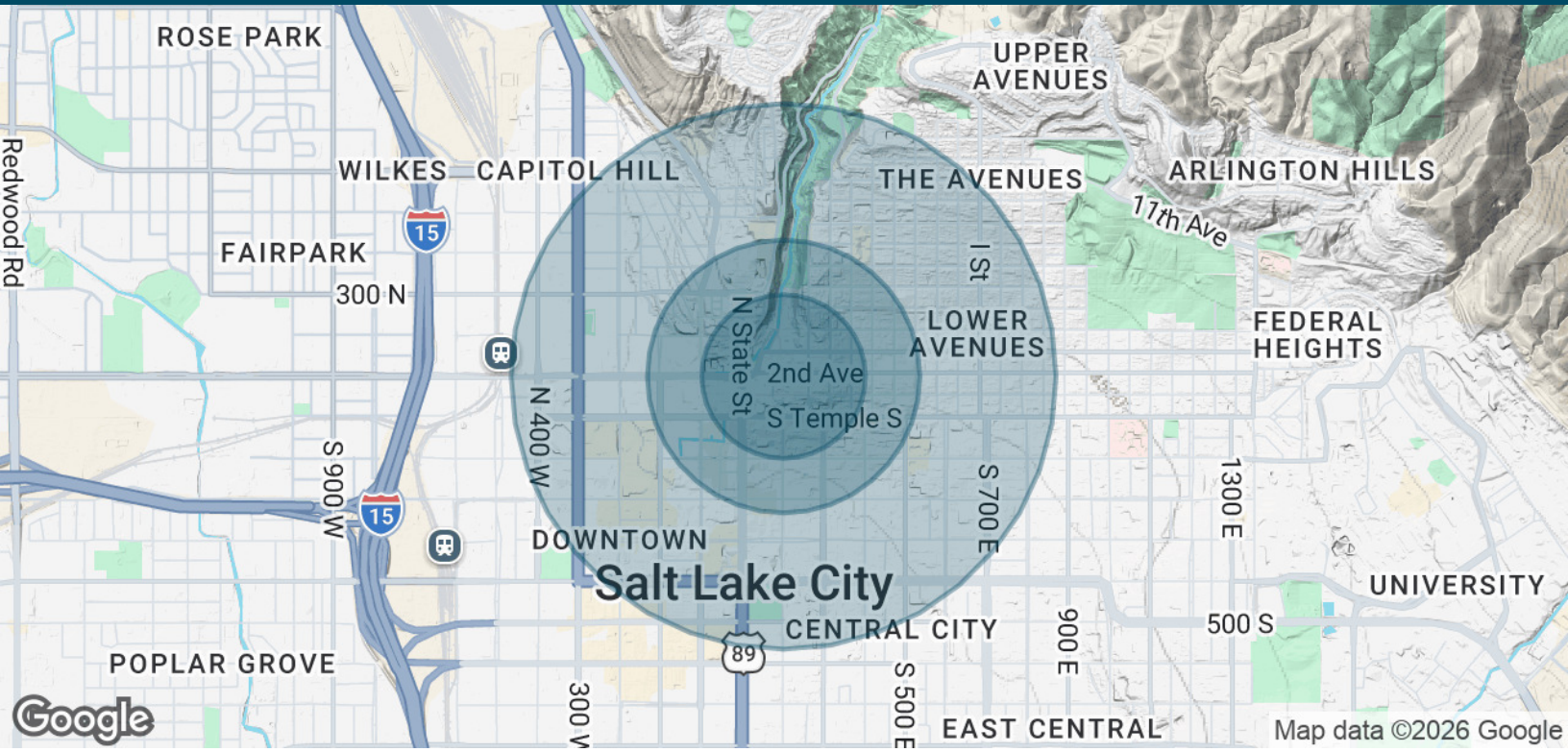
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,688	8,966	25,872
Average Age	39	40	39
Average Age (Male)	40	39	38
Average Age (Female)	39	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,182	5,346	14,908
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$100,203	\$105,977	\$101,072
Average House Value	\$731,541	\$747,282	\$707,986

Demographics data derived from AlphaMap

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