

VILLAGE TRAX APARTMENTS



Investment Realty
ADVISORS

425 S 900 E Salt Lake City, UT 84102

PORTER CRIDDLE

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801.694.5291
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For Sale | \$4,450,000

VILLAGE TRAX APARTMENTS PROPERTY SUMMARY



PROPERTY DESCRIPTION

Well-located 15-unit apartment building in the heart of Salt Lake City, just minutes from the University of Utah. The property features a highly desirable unit mix of twelve 2-bedroom/1-bath units and three 1-bedroom/1-bath units, all offering spacious, functional layouts that appeal to both student and professional tenants. The property was comprehensively renovated in 2022 by current ownership, with upgrades including modern cabinetry, countertops, flooring, paint, appliances, and HVAC systems. Units offer a clean, updated feel while maintaining a level of character that fits the surrounding neighborhood. Benefiting from its proximity to the University, hospital systems, and downtown, the property has consistently attracted strong tenant demand. This is an excellent opportunity to acquire a renovated, well-positioned asset in one of Salt Lake City's most reliable rental corridors.

PROPERTY HIGHLIGHTS

- 13,128 SF building
- 15 units

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OFFERING SUMMARY

Sale Price:	\$4,450,000
Number of Units:	15
Lot Size:	13,616 SF
Building Size:	13,128 SF
NOI:	
Cap Rate:	

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,322	4,845	15,898
Total Population	2,356	8,784	29,514
Average HH Income	\$74,900	\$76,405	\$79,285

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411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable, however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

VILLAGE TRAX APARTMENTS ADDITIONAL PHOTOS



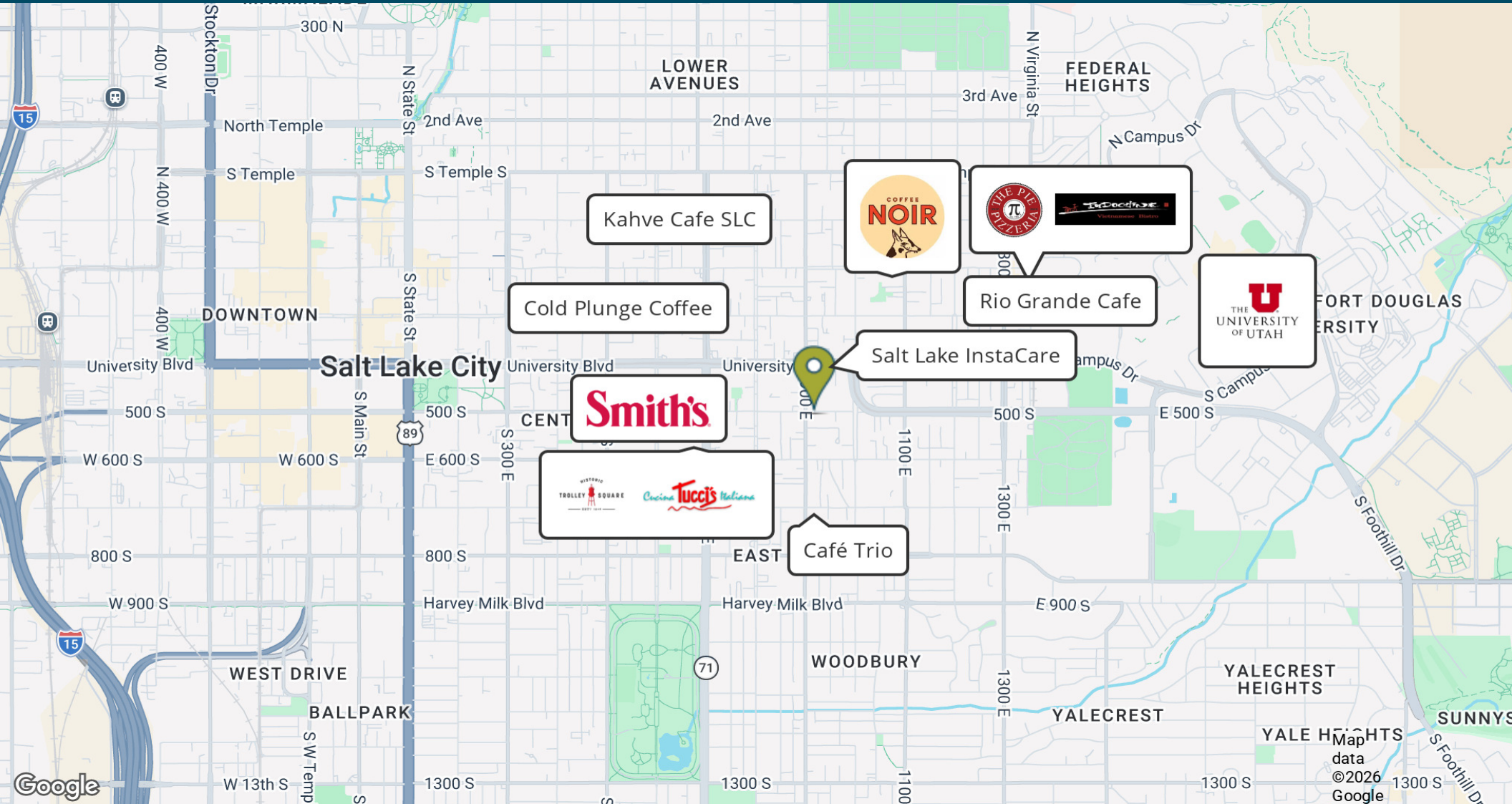
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VILLAGE TRAX APARTMENTS LOCATION MAP



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VILLAGE TRAX APARTMENTS DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,356	8,784	29,514
Average Age	26.5	27.4	30.8
Average Age (Male)	27.1	28.3	31.1
Average Age (Female)	26.7	27.9	31.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,322	4,845	15,898
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$74,900	\$76,405	\$79,285
Average House Value	\$456,601	\$481,240	\$529,119

2023 American Community Survey (ACS)

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