



FOR SALE

# GRANARY MULTIFAMILY DEVELOPMENT LAND

435 W FAYETTE AVE  
SALT LAKE CITY, UT

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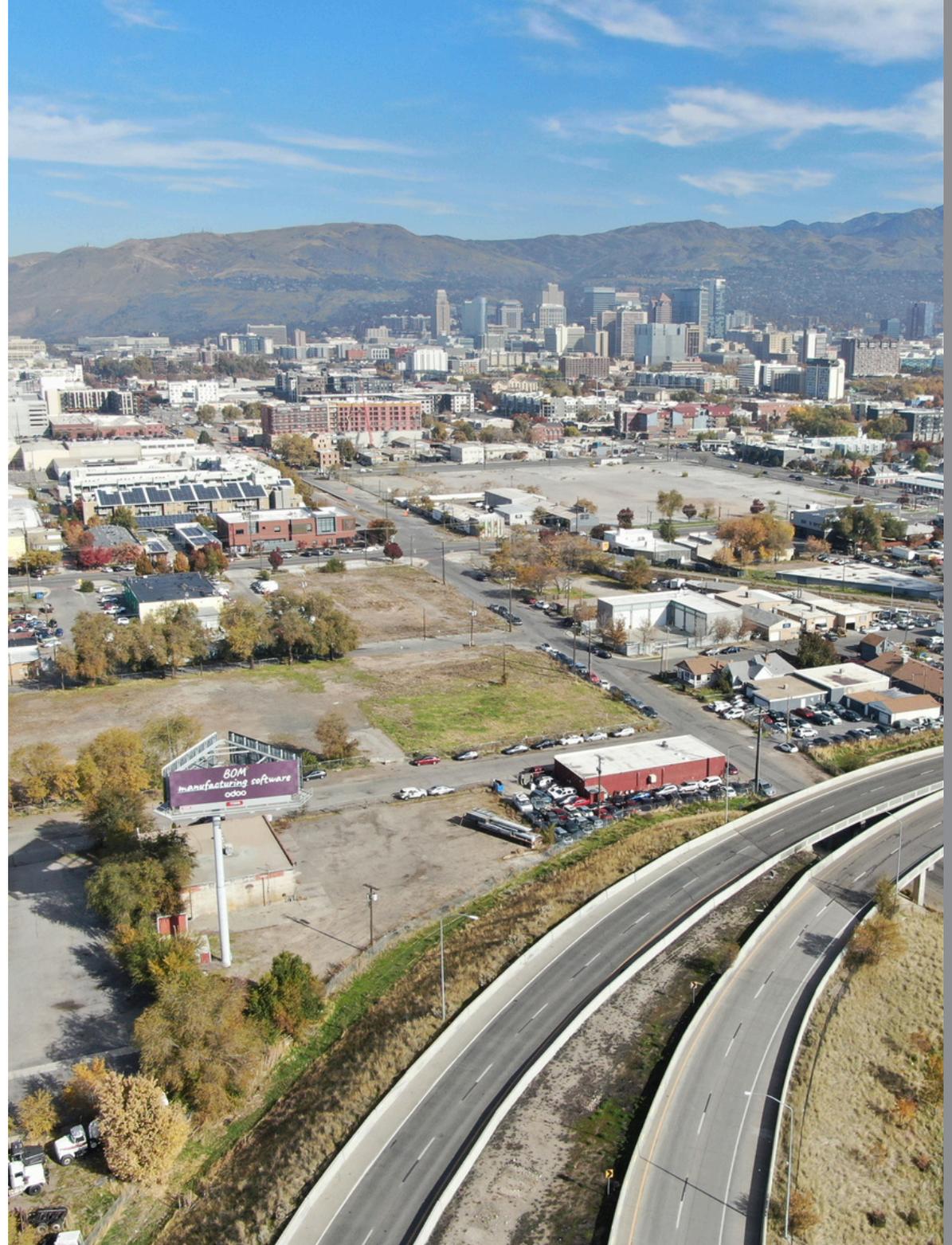
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OWNER  
AGENT

**ALIGN**  
COMPLETE REAL ESTATE SERVICES

# PROPERTY DETAILS

Address	435 W Fayette Ave
Asset Type	Multi Family Land
List Price	\$3,200,000
Building Size	4800
Site Size	.71 of an acre
Proposed Project	100 Unit, 6 Stories
Parcel Number	15-154-000-37-0000
Zoning	MU11
NOI	\$102,000
Lease Term	5 year with termination rights



# SITE PLAN



## PARKING TABLE

### REQUIRED PARKING (AS PER TABLE 21A.44.030)

MINIMUM STALLS REQUIRED:

STUDIOS: 0 SPACES/UNIT  
1 BED UNITS: .5 SPACE/UNIT

PARKING REQUIRED:

STUDIO UNITS: 70 UNITS = 0 STALLS  
1 BED UNITS: 30 UNITS = 15 STALLS

**PARKING PROVIDED:**

**21 STALLS**

ALTERNATE PURPOSE STALLS:

EV STALLS (1 PER 25) = 1 STALL REQUIRED  
ADA STALLS PER IBC 1106.1 = 1 STALL REQUIRED  
ADA/EV STALLS (2% OF TOTAL ADA)=1 STALL REQUIRED

### REQUIRED BICYCLE PARKING (AS PER 21A.44.050)

MINIMUM BIKE PARKING ( 5% CAR STALLS)  
= 1 BIKE STALLS REQUIRED

## OVERALL UNIT MIX

NAME	AREA	COUNT
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### 1 BED

1 BED A	700 SF	25
1 BED B	721 SF	5

30

### STUDIO

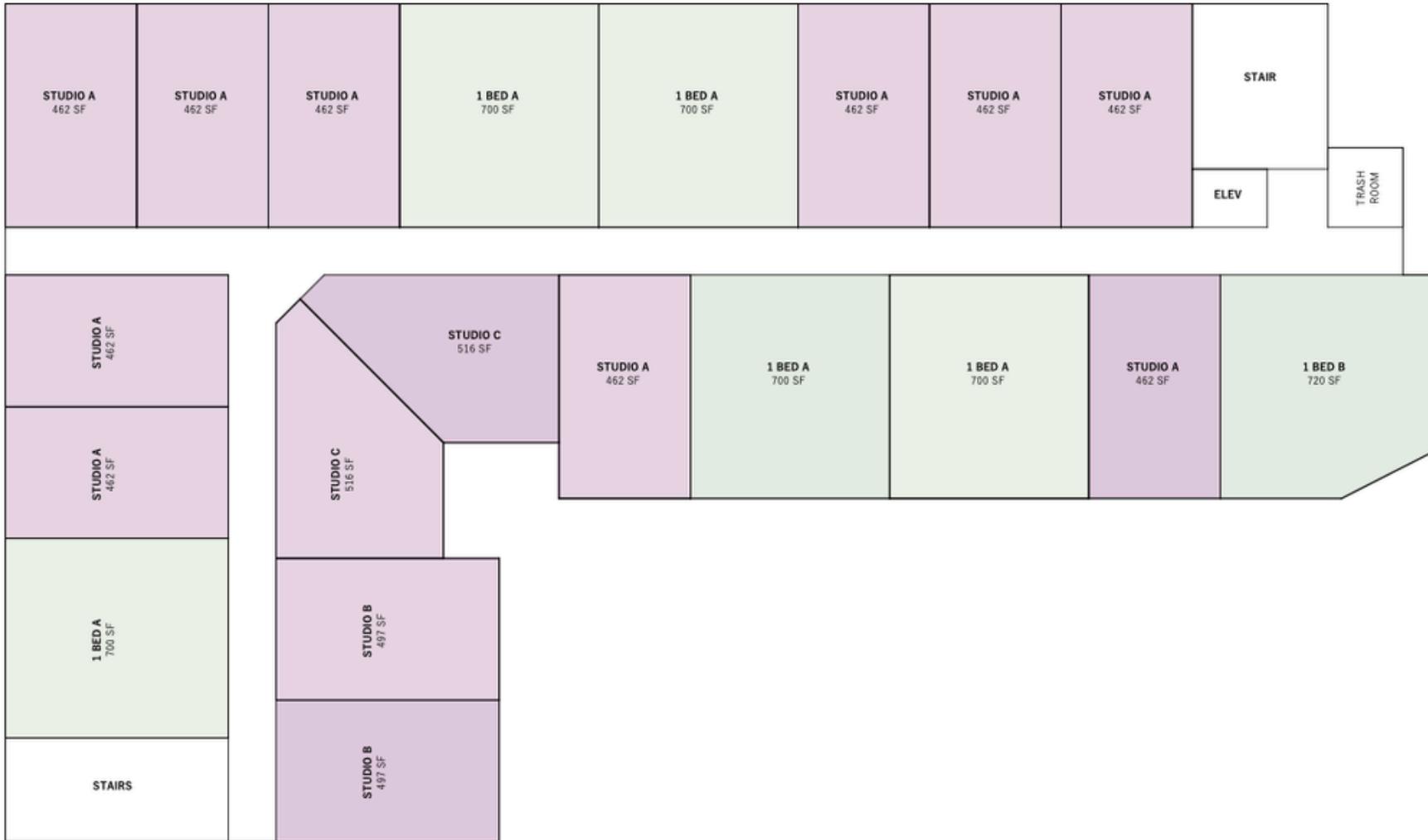
STUDIO A	462 SF	50
STUDIO B	497 SF	10
STUDIO C	516 SF	10

70

TOTAL:

100

# SITE PLAN



# LOCAL AREA MAP

