

# INDUSTRIAL PROPERTY AVAILABLE

1278 South 1200 West, Marriott-Slaterville, UT 84404

For Sale: \$1,150,000



1278 South 1200 West  
Marriott-Slaterville, UT 84404

## Property information

- Land Area: 0.28 Acres
- Building Area: 7,469 SF
- Zoning: C-3P
- Parcel Number: 152880006 & 0007
- Rental Income: \$2200 / mo
- Owner/User building with established tenant in separate unit
- Tenant occupies 3,500 SF since 2016
- Tenant on month-to-month term
- Near I-15 Interchange

## Marriott-Slaterville

DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
<b>2024 Population</b>			
Total Population	1,509	49,997	161,774
Total Households	390	18,523	57,096
Median HH Income	\$72,253	\$53,151	\$63,111
Median Age	35.2	33.7	33.7
<b>2024 Employment</b>			
Total # Employees	2,737	42,675	68,981
Total # Businesses	176	3,199	5,759

\*Demographics provided by Costar

## Marketed by:

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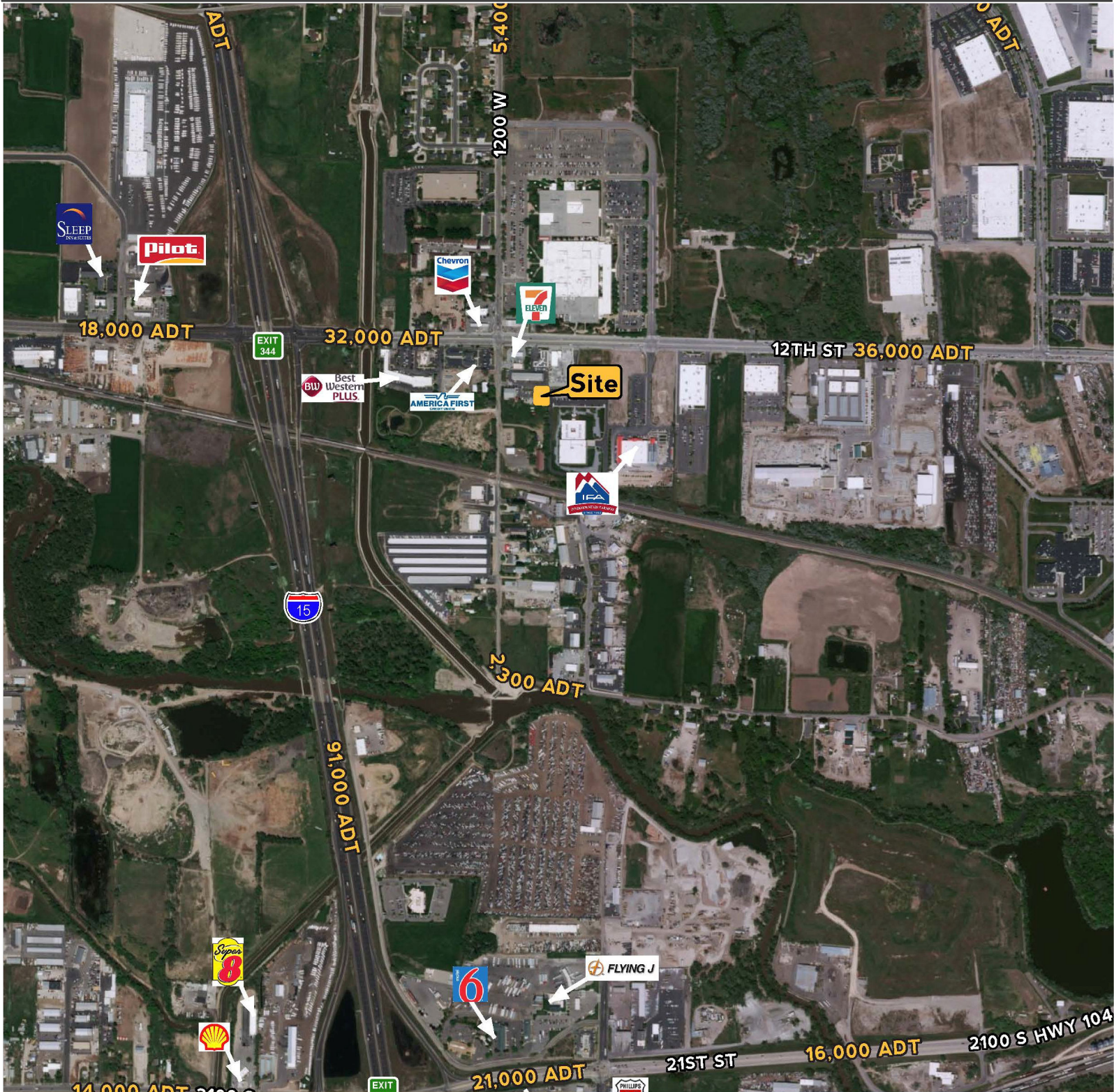


**Dell Nichols**  
Commercial Real Estate LLC

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