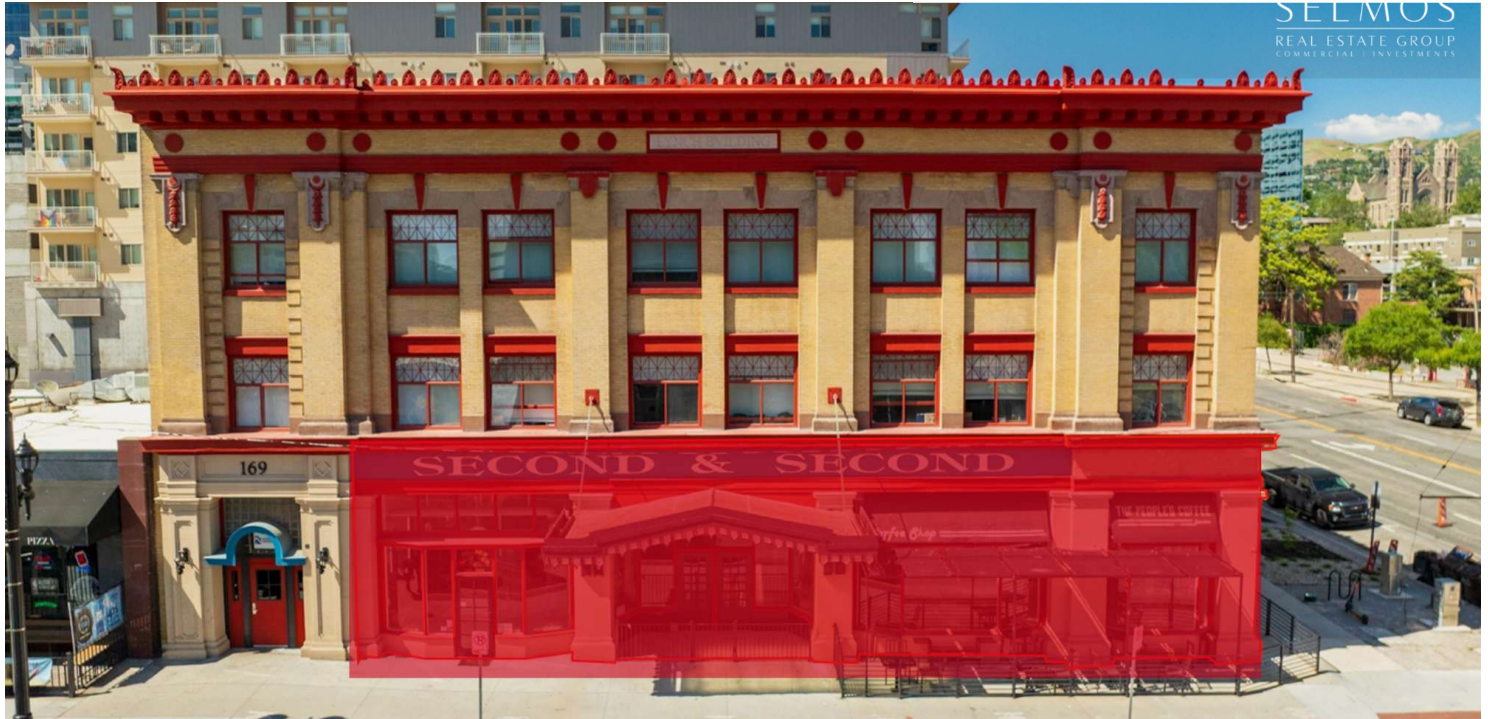


RETAIL FOR SALE

PRIME DOWNTOWN RETAIL & OFFICE SPACE

175 E 200 S, Salt Lake City, UT 84111

kw SALT LAKE CITY
KELLERWILLIAMS, REAL ESTATE



PROPERTY DESCRIPTION

\$300,000 PRICE REDUCTION! | This $\pm 11,778$ square foot property includes both the street-level retail space and the full basement, offering a versatile layout suitable for a range of users. Zoned D1, it allows for a variety of uses including restaurant, pub, retail, or office. Three tenants are currently in place on short-term leases and have expressed interest in renewing, providing immediate income while maintaining flexibility. The vacant unit and basement present a strong owner-user opportunity for a business seeking a downtown presence. The property is surrounded by some of Salt Lake City's most notable destinations, including City Creek Center, the Delta Center, and The Gateway, and is positioned in a designated Opportunity Zone with future upside tied to the anticipated 2030 Olympics and nearby Power District redevelopment.

PROPERTY HIGHLIGHTS

- Street-level retail plus basement | $\pm 11,778$ SF
- Zoned D1 - ideal for restaurant, retail, or office
- 3 tenants on short-term leases with renewal interest
- Vacant unit + basement perfect for owner-user
- Located in downtown SLC near City Creek & Delta Center
- Opportunity Zone with 2034 Olympics & Power District upside

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	7,164 SF
Building Size:	11,778 SF
NOI (Pro-forma due to owner vacating) :	\$248,364.80
Cap Rate:	7.52

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,411	5,231	16,243
Total Population	2,288	8,426	28,120
Average HH Income	\$118,221	\$95,756	\$83,734

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS

Senior Associate - Regional Ambassador
O: 385.247.9382
C: 801.907.1888
shadselmoss@kw.com

KW COMMERCIAL
2121 South McClelland Street
Salt Lake City, UT 84106

Each Office Independently Owned and Operated

RETAIL FOR SALE

PRIME DOWNTOWN RETAIL & OFFICE SPACE

175 E 200 S, Salt Lake City, UT 84111

kw SALT LAKE CITY
KELLERWILLIAMS, REAL ESTATE



INCOME SUMMARY

2ND & 2ND

Mercy Tattoo	\$57,458
The People's Coffee	\$38,892
The Balayage Studio	\$28,087
Shades Hair & Co.	\$51,062
Vacant (proforma)	\$108,000

GROSS INCOME

\$283,500

EXPENSES SUMMARY

2ND & 2ND

CAM	\$21,016
Property Taxes	\$14,119

OPERATING EXPENSES

\$35,135

NET OPERATING INCOME

\$248,365

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS

Senior Associate - Regional Ambassador
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

KW COMMERCIAL
2121 South McClelland Street
Salt Lake City, UT 84106

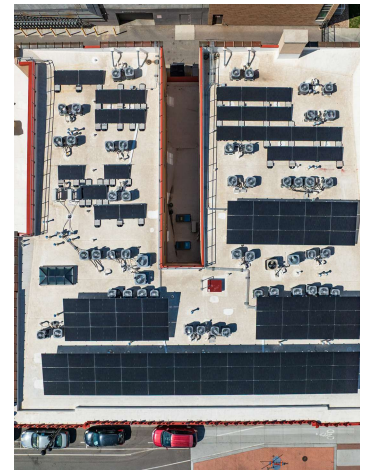
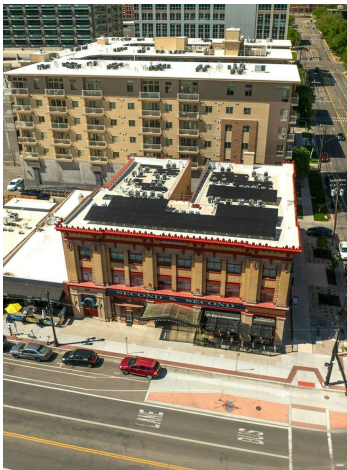
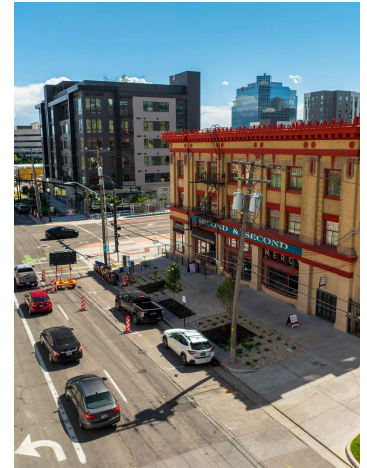
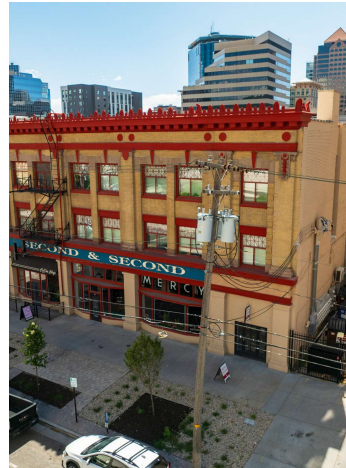
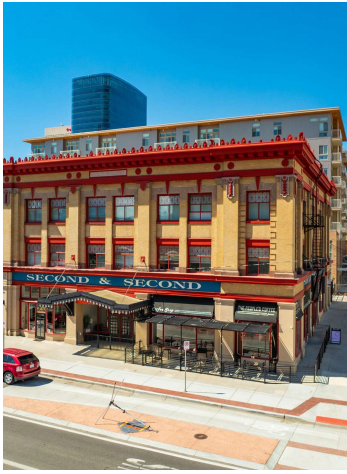
Each Office Independently Owned and Operated

RETAIL FOR SALE

PRIME DOWNTOWN RETAIL & OFFICE SPACE

175 E 200 S, Salt Lake City, UT 84111

kw SALT LAKE CITY
KELLERWILLIAMS, REAL ESTATE



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS

Senior Associate - Regional Ambassador
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

KW COMMERCIAL

2121 South McClelland Street
Salt Lake City, UT 84106

Each Office Independently Owned and Operated

RETAIL FOR SALE

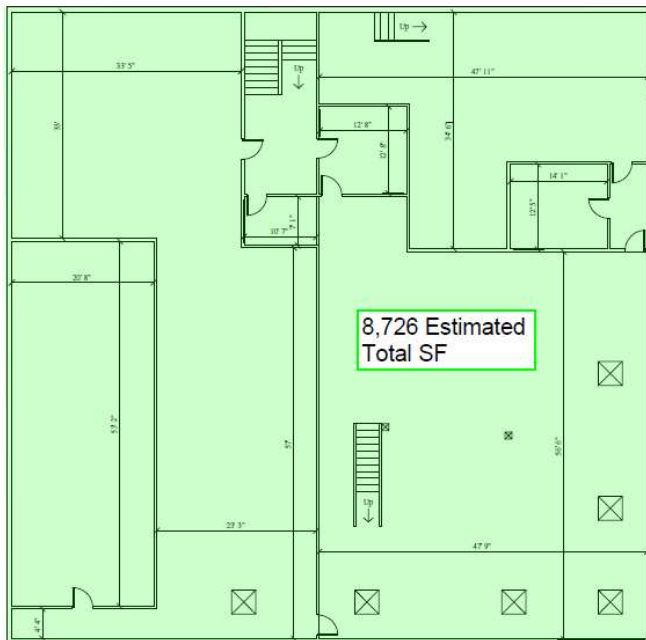
PRIME DOWNTOWN RETAIL & OFFICE SPACE

175 E 200 S, Salt Lake City, UT 84111

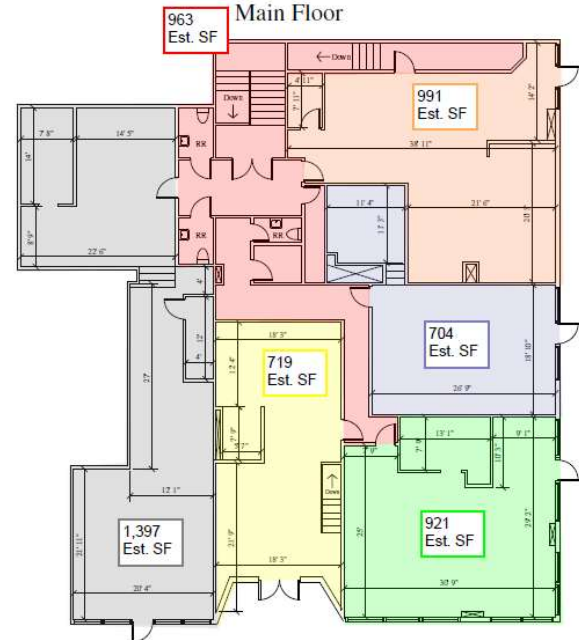
kw SALT LAKE CITY
KELLERWILLIAMS, REAL ESTATE



Basement



Main Floor



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS

Senior Associate - Regional Ambassador
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

KW COMMERCIAL

2121 South McClelland Street
Salt Lake City, UT 84106

Each Office Independently Owned and Operated

RETAIL FOR SALE

PRIME DOWNTOWN RETAIL & OFFICE SPACE

175 E 200 S, Salt Lake City, UT 84111

kw SALT LAKE CITY
KELLERWILLIAMS, REAL ESTATE



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS

Senior Associate - Regional Ambassador
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

KW COMMERCIAL

2121 South McClelland Street
Salt Lake City, UT 84106

Each Office Independently Owned and Operated

WHY SALT LAKE CITY?

175 E 200 S, Salt Lake City, UT 84111

kw SALT LAKE CITY
KELLERWILLIAMS, REAL ESTATE



WORLD CLASS ENTERTAINMENT CENTER

Owning commercial property in downtown Salt Lake City offers more than just a functional space—it's a strategic investment in a thriving and evolving area. With the Delta Center expected to undergo new development and revitalization, the surrounding neighborhood is poised for increased activity, visibility, and economic growth. As the Delta Center attracts more visitors, businesses, and events, the value of nearby properties is expected to rise, making this building an excellent long-term investment. Its central location, combined with easy freeway access and proximity to top amenities like the Delta Center, City Creek Center, and The Gateway, positions your business to capitalize on the area's growth while enjoying the benefits of being in the heart of Salt Lake City's dynamic downtown district.



POWER DISTRICT DEVELOPMENT

This location offers a unique opportunity to own commercial real estate in a rapidly transforming area. With the anticipated Power District development and the exciting possibility of Major League Baseball coming to Salt Lake, this property is perfectly positioned to benefit from the economic and cultural surge the area is expected to experience. Located near key amenities like the Delta Center, City Creek Center, and The Gateway, this warehouse not only provides functional space but also situates your business at the forefront of Salt Lake City's next chapter of growth and innovation.



OLYMPICS 2034 - Salt Lake City presents a rare opportunity to own property in a city gearing up for global attention with the anticipated return of the Olympics in 2034. As Salt Lake City prepares to host the world, the downtown area is expected to experience significant investments in infrastructure, tourism, and economic development, driving demand and increasing property values. Situated near the Delta Center, City Creek Center, and The Gateway, this property offers unparalleled accessibility and visibility in the heart of the action. Owning commercial real estate in this prime location positions your business to capitalize on the surge of activity and growth, making this a strategic investment for both the present and the future.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS

Senior Associate - Regional Ambassador
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

KW COMMERCIAL

2121 South McClelland Street
Salt Lake City, UT 84106