



**FOR SALE**

158 W Oakland Ave  
South Salt Lake, UT 84115

**± 3,136 SF | OFFICE**

## Property Specs

OFFERED PRICE	<b>\$1,950,000</b>
BUILDING SIZE	<b>± 3,136 SF</b>
LOT SIZE	<b>± 0.19 Acres</b>
YEAR BUILT	<b>2021</b>
TYPE	<b>Office   Downtown</b>

- Located in Opportunity Zone
- Located in the heart of South Salt Lake's Creative Arts District
- Versatile property with a flexible layout
- Suitable for a single occupant or division into separate upper and lower units
- Includes a full kitchen
- Conference room on site, ideal for creative and professional use



OR TEXT 23583 TO 39200

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# SUMMARY

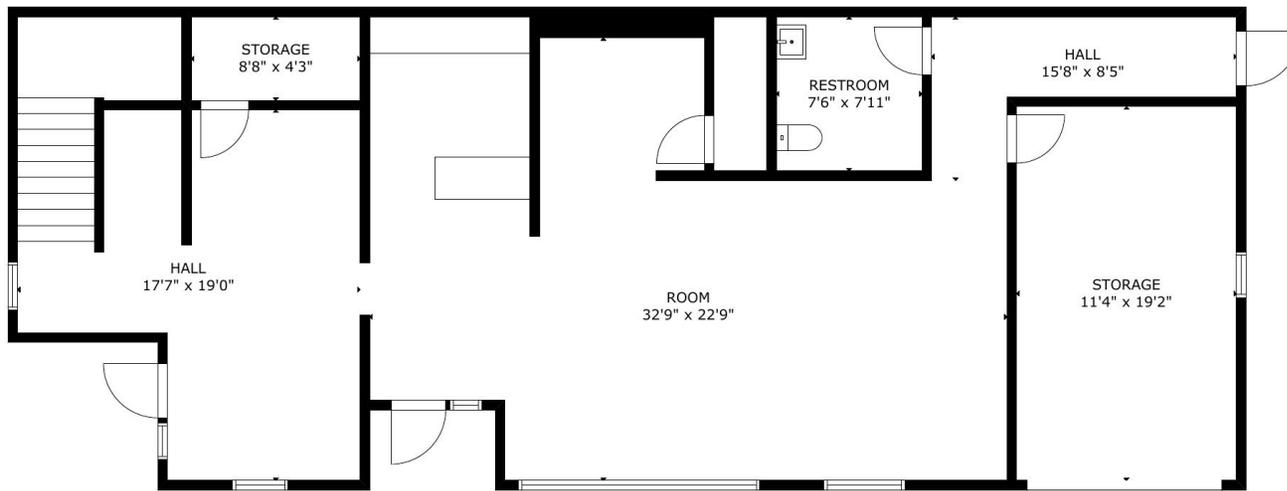




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FLOOR 2



FLOOR 1

# FLOOR PLAN

# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

# DEMOGRAPHICS



## POPULATION

2025 Population

1-mile

11,704

3-mile

151,314

5-mile

393,715

## HOUSEHOLDS

2025 Households

1-mile

5,729

3-mile

65,698

5-mile

166,615

## INCOME

2025 Average HH Income

1-mile

\$79,702

3-mile

\$104,624

5-mile

\$115,128

## Traffic Counts

### STREET

West Temple

I 15

AADT

7,300

136,000

## Cities Nearby

Salt Lake City, Utah

3 miles

Las Vegas, Nevada

417 miles

Boise, Idaho

345 miles

Denver, Colorado

518 miles

Phoenix, Arizona

659 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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