



OFFERING MEMORANDUM

MULTIFAMILY PROPERTY

42-44 N 800 W
SALT LAKE CITY, UT

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ALIGN
COMPLETE REAL ESTATE SERVICES

ACRESUTAH.COM

THE OFFERING

Align Real Estate presents a rare opportunity to acquire a 0.42-acre assemblage of four contiguous parcels in Salt Lake City's North Temple District. The property is ideally positioned for multifamily redevelopment, offering significant upside potential in one of the city's most vibrant and sought-after urban neighborhoods.

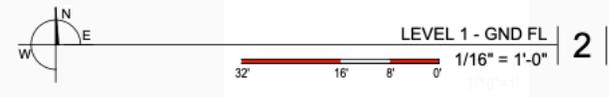
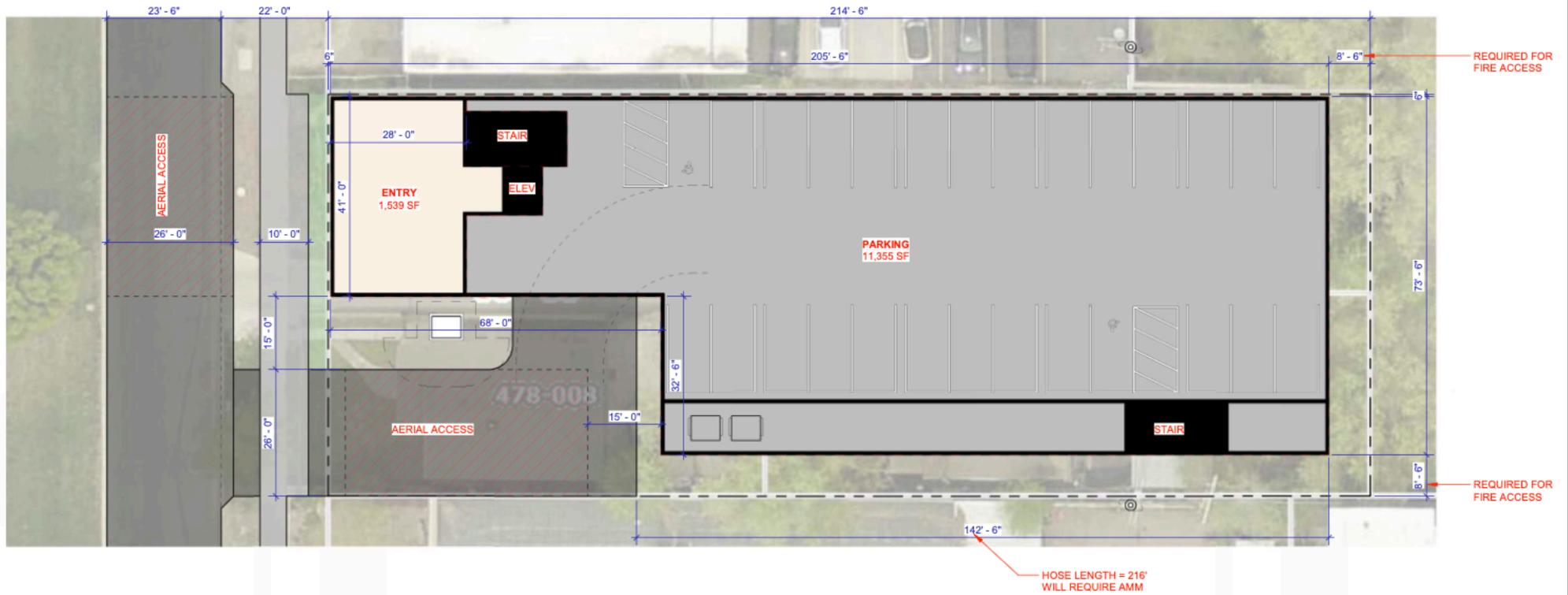
| | |
|--------------------|-------------------------------|
| Address | 42-44 North 800 West, SLC, UT |
| Asset Type | Multifamily Redevelopment |
| Site Size | 0.42 Acres/ 17,696 SF |
| Parcel ID's | 4 Separate Parcels |
| | 08-35-478-227-0000 |
| | 08-35-478-008-0000 |
| | 08-35-478-009-0000 |
| | 08-35-478-010-0000 |
| Zoning | MU-8 (Mixed Use - 8 Stories) |
| Current Structures | 3 Occupied Residences |
| Pricing | \$1,995,000 |



POTENTIAL PROJECT

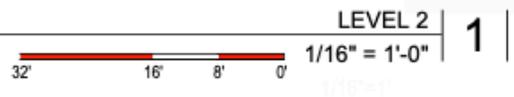
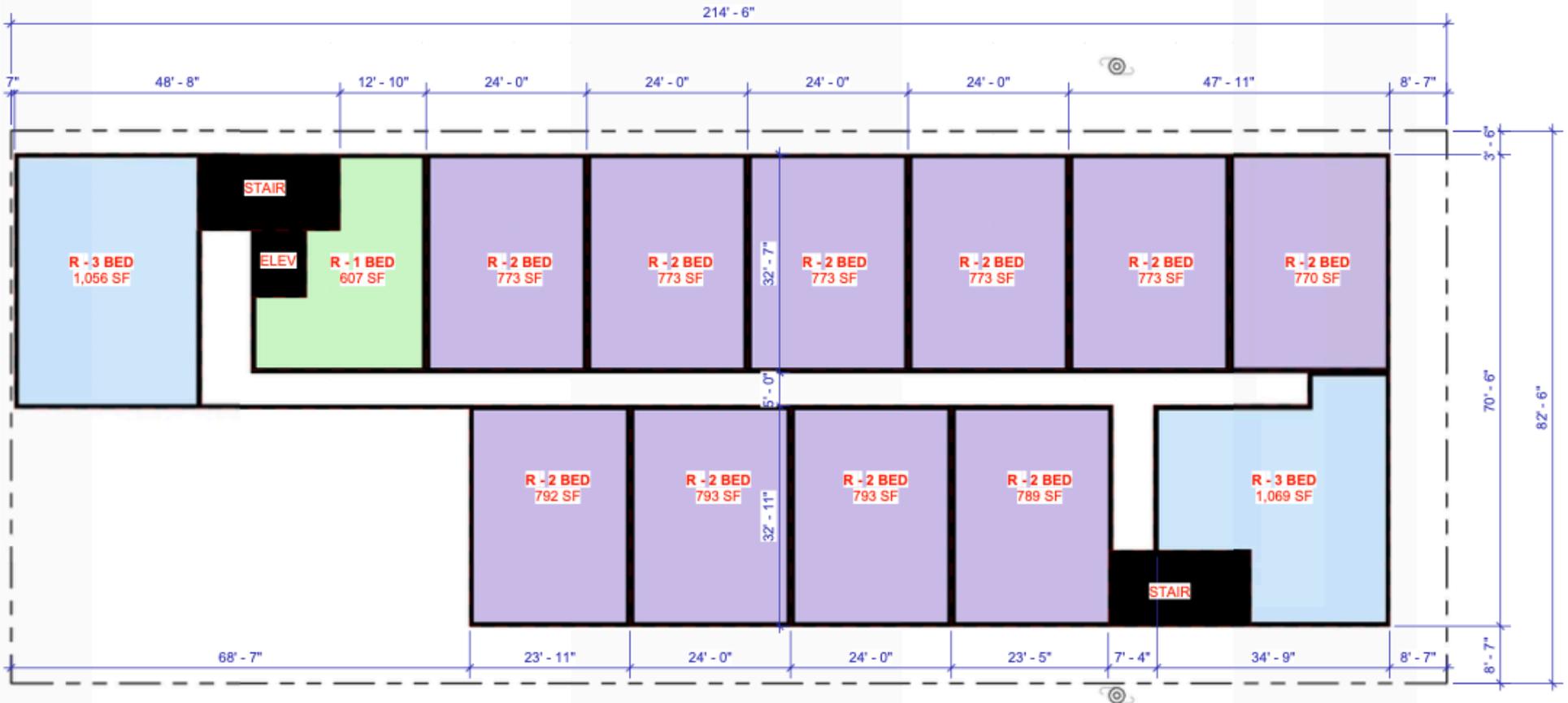
GROUND FLOOR PLAN

TOTAL BUILDING PERIMETER ← AERIAL ACCESS WILL REQUIRE AMM
202.5+202.5+73.5+73.5=552'
25%*552' = 138' AERIAL ACCESS REQUIRED
41.0+65+32.5= 138.5' PROVIDED



POTENTIAL PROJECT

TYPICAL FLOOR PLATE



CONCEPT DEVELOPMENT PLANS

Included with this offering are conceptual architectural plans for a 6-story, 65-unit multifamily residential building. The development concept demonstrates the exceptional value-creation opportunity available on this site.

| Unit Mix | | | |
|--------------|-----------|-------------|---------------|
| Unit Type | Count | % of Total | Total SF |
| 1 -Bed | 5 | 8% | 3,036 |
| 2- Bed | 50 | 77% | 39,002 |
| 3- Bed | 10 | 15% | 10,628 |
| Total | 65 | 100% | 52,666 |

| Development Component | Details |
|-------------------------|--------------------------|
| Total Building Area | 74,326 SF |
| Total Rentable Area | 53,666 SF |
| Total Units | 65 Units |
| Number of Stories | 6 Stories |
| ADA Parking | 2 Spaces |
| Parking Spaces Provided | 27 Spaces (Ground Level) |

AERIAL





CONTACT

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