



FOR SALE // MULTI-FAMILY/MULTI-USE LAND

Ballpark Development Opportunity

1720 S & 1734 S WEST TEMPLE
SALT LAKE CITY

- › 0.48 acres
- › Generous MU-5 zoning
- › Excellent Ballpark location
- › Near several successful new multi-family projects
- › Short-term rentals & hotel/motel allowed
- › \$1,800,000

Ballpark Development Opportunity

You've found the impossible: a half acre of land in a prime SLC location ripe for multi-family development, either for sale or for rent. MU-5 zoning is already in place, with no historic preservation restrictions. The range of permitted uses in the MU-5 zone is wide, including every type of dwelling (including short-term rentals), hotel/motel, and a wide range of commercial uses.



All three units currently have tenants, so the property can continue to generate income while you prepare plans and obtain permits.



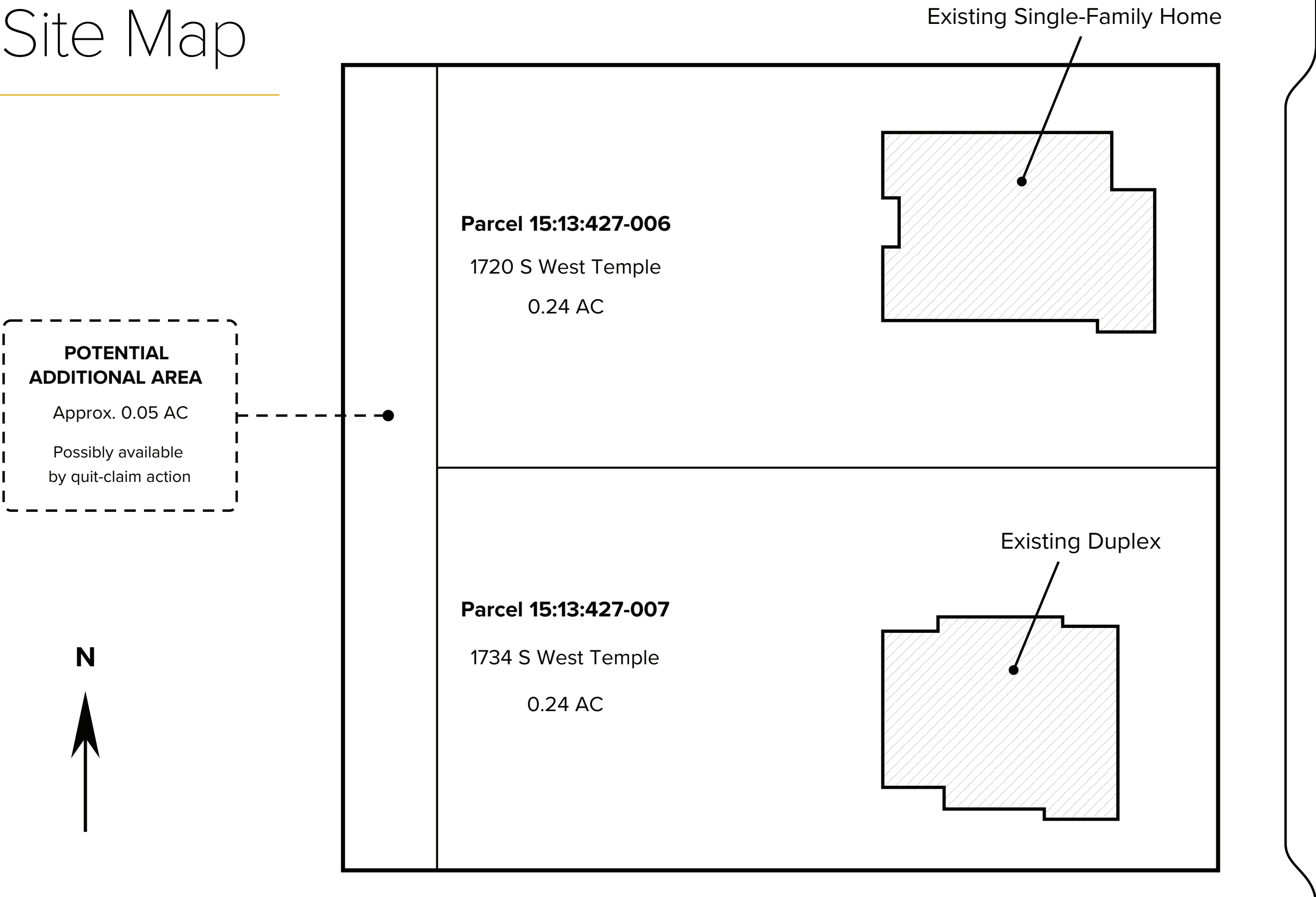
The property is two contiguous parcels, each 0.24 acres. One parcel has a 1,700 SF single family home with 3 beds, 2 baths and a small one car garage. The other parcel has a 2,935 SF up/down duplex with a two car garage.



It's no secret that parts of the Ballpark are still pretty damn gritty. This part isn't. It's a lovely tree-lined stretch of West Temple, nestled between one of the Ballpark's most successful residential developments (*the EDITH*, with recent sales in the \$500K to \$600K range) and a few well-kept single family homes.

It's a perfect spot for new multi-family development, whether you're interested in building upmarket offerings or more affordable units.

Site Map



WEST TEMPLE

Conceptual site plan provided for marketing purposes only. Not a survey. Parcel boundaries, acreage, structure locations, and potential additional land area are approximate and should be independently verified by buyer.

Current Rent Roll & MU-5 Zoning Provisions

RENT ROLL

Unit	Bed/Bath	Rent	Deposit	Lease Start	Expiration
1720 S West Temple (SFR)	3/2	\$2,675	\$2,800 (\$2,300 refundable)	1/12/23	3/31/27
1734 S West Temple (Upper)	2/1	\$1,750	\$1,750 (\$1,350 refundable)	6/1/26	5/31/27
1734 S West Temple (Lower)	2/1	\$1,585	\$1,000 (fully refundable)	7/10/26	7/31/27

MULTI-FAMILY RESIDENTIAL, STOREFRONT, & VERTICAL MIXED-USE BUILDING FORM STANDARDS:

Building Regulation	Regulation for Building Form: Multi-family Residential/Storefront/Vertical Mixed-Use
Height	Maximum: 55 feet.
Front and Corner Side Yard	1. Ground Floor Occupied by Residential Uses: a. Minimum: 10 feet. b. Maximum: 20 feet. 2. Ground Floor Occupied by Non-Residential Uses: a. Minimum: None, except 5 feet on North Temple and 10 feet on 400 South. b. Maximum: 10 feet, except 15 feet on North Temple and 20 feet on 400 South.
Interior Side Yard	Minimum: None. When the interior side yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone, the minimum is 10 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Open Space Area	As required in Subsection 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of Subsection 21A.25.010.E “Midblock Walkways.”

URBAN HOUSE, TWO-FAMILY DWELLING, & COTTAGE DEVELOPMENT FORM STANDARDS:

Building Regulation	Regulation for Building Form: Urban House, Two-Family Dwelling, & Cottage Development
Height	Maximum: 40 feet.
Front and Corner Side Yard	Minimum: 10 feet.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone the minimum is 20 feet.
Building Form Separation	When multiple building forms are located on a single lot, each building form must be separated by at least 6 feet, measured from exterior walls.
Open Space Area	As required in Subsection 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of Subsection 21A.25.010.E “Midblock Walkways.”

ROW HOUSE BUILDING FORM STANDARDS:

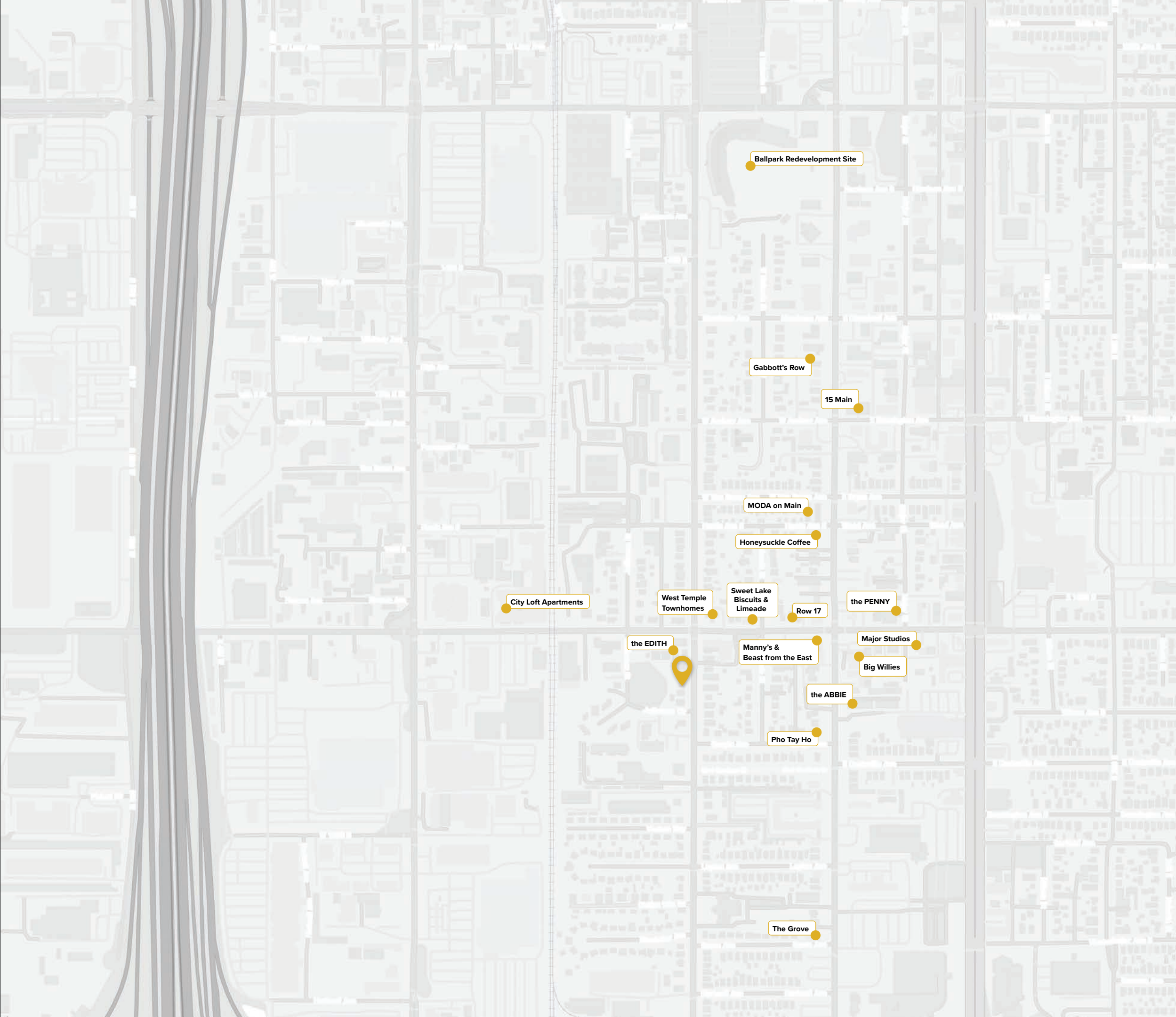
Building Regulation	Regulation for Building Form: Row House
Height	Maximum: 45 feet.
Front and Corner Side Yard	Minimum: 10 feet. Maximum: 20 feet.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Uses Per Story	Residential on all stories; live/work units permitted on ground level.
Open Space Area	As required in Subsection 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of Subsection 21A.25.010.E “Midblock Walkways.”

Multi-Family Projects Nearby

- › the EDITH
(for sale townhouses)
- › Row 17
(for sale condos)
- › 15 Main
(for sale condos)
- › City Loft Apartments
(rental apartments)
- › West Temple Townhomes
(rental townhouses)
- › Major Studios
(rental apartments — affordable housing)
- › Main Street Townhouses
(for sale townhouses)
 - › the ABBIE
 - › the PENNY
 - › MODA on Main
 - › Gabbott's Row

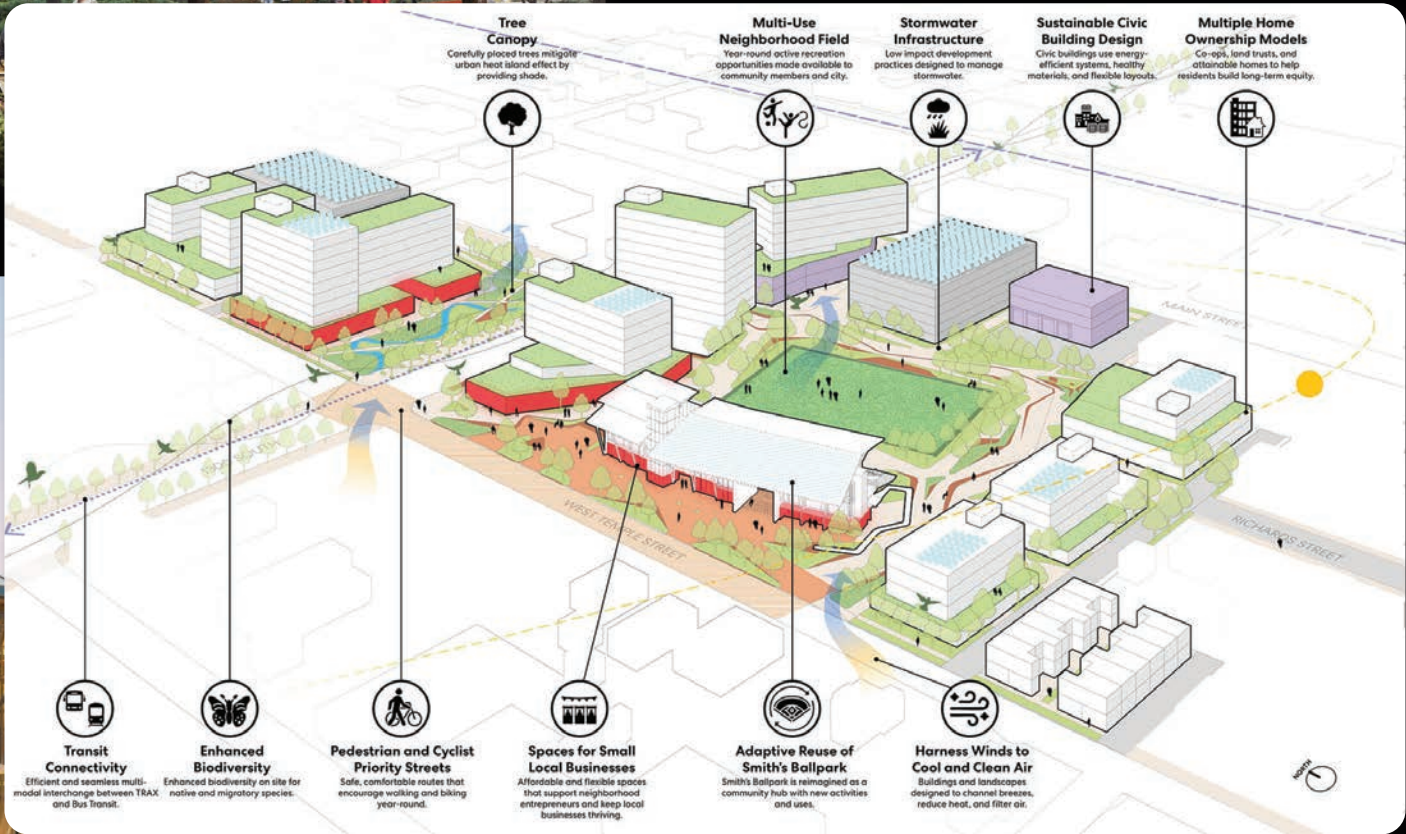
Neighborhood Amenities

- › Ballpark Redevelopment Site
- › Sweet Lake Biscuits & Limeade
- › Beast from the East
- › Big Willies
- › Manny's
- › Honeysuckle Coffee
- › The Grove
- › Pho Tay Ho



Ballpark Redevelopment Plans

Salt Lake City has approved an impressive vision for the former Bees ballpark, which sits only a half-mile away from the West Temple site. Known as Ballpark NEXT, the plan calls for tens of millions of dollars of public/private investment in the area, including adaptive reuse of a portion of the stadium, a festival street along West Temple, a new library, and a daylighted creek.



In addition, the Olympics will be bringing enormous levels of activity and visitation to Salt Lake City in the years leading up to the main event in 2034. The West Temple property is situated within easy reach of numerous venues, including the Salt Palace, the Delta Center, and Rice-Eccles Stadium.



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