

# FOR SALE

8912 S 2700 W | WEST JORDAN, UT84088



**TYLER PARRISH**

Principal Broker

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COMPLETE REAL ESTATE SERVICES

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### General Disclaimer:

Align Complete Real Estate Services hereby gives notice to the recipient of this Offering Memorandum (this “OM”) that all property listing information contained within this OM is subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any information, projections, opinions, assumptions or estimates contained within this OM are for example only, and such projections, opinions, assumptions or estimates may not represent current or future performance of a listed property. You and your tax and legal advisors should conduct your own investigation of any property and any contemplated transaction concerning any property including the property that is the subject of this OM.

### For Financial:

Any forward-looking financial projections contained in this Offering Memorandum (this “OM”) are subject to a number of risks and uncertainties, and actual results may differ materially. You are cautioned not to place undue reliance on the financial projections, which speak only as of the date hereof. These financial projections such as those related to projected revenue and profitability levels are only predictions. No assurances can be given that the future results indicated, whether expressed or implied, will be achieved. While sometimes presented with numerical specificity, these financial projections are based upon a variety of assumptions which may not be realized, and which are variable. Because of the number and range of the assumptions underlying the financial projections, many of which are subject to significant uncertainties and contingencies that are beyond the reasonable control of sender, many of the assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this financial model. Consequently, Align Complete Real Estate Services and its employees take no responsibility for any of the financial projections or any other information contained within this document, and none of the information contained herein should be regarded as a representation by sender or any of its employees that these estimates and projections will be realized.

### For Confidentiality:

By obtaining a copy of this Offering Memorandum, the recipient of this Offering Memorandum (“Recipient”) agrees that the Information shall be held in confidence, and that Recipient shall not disclose, permit the disclosure of, release or transfer the Information to any third party, except for the purpose of evaluating a possible purchase of the Property, and that any part of the Information so transmitted shall remain confidential with that third party. Recipient agrees not to contact the owner of the Property or to circumvent Align Complete Real Estate Services in any way.

# EXECUTIVE SUMMARY

Address	8912 South 2700 West West Jordan, UT 84088
Number of Suites	50 Bedrooms
GBA	23,187 Square Feet
Lot Size	1.54 Acres
Community Features	3 Kitchens 3 Laundry Areas
Parking	26 Parking Stalls
Zoning	Residential (Conditional Use)
List Price	\$5,000,000



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# PROPERTY PHOTOS



**TYLER PARRISH**

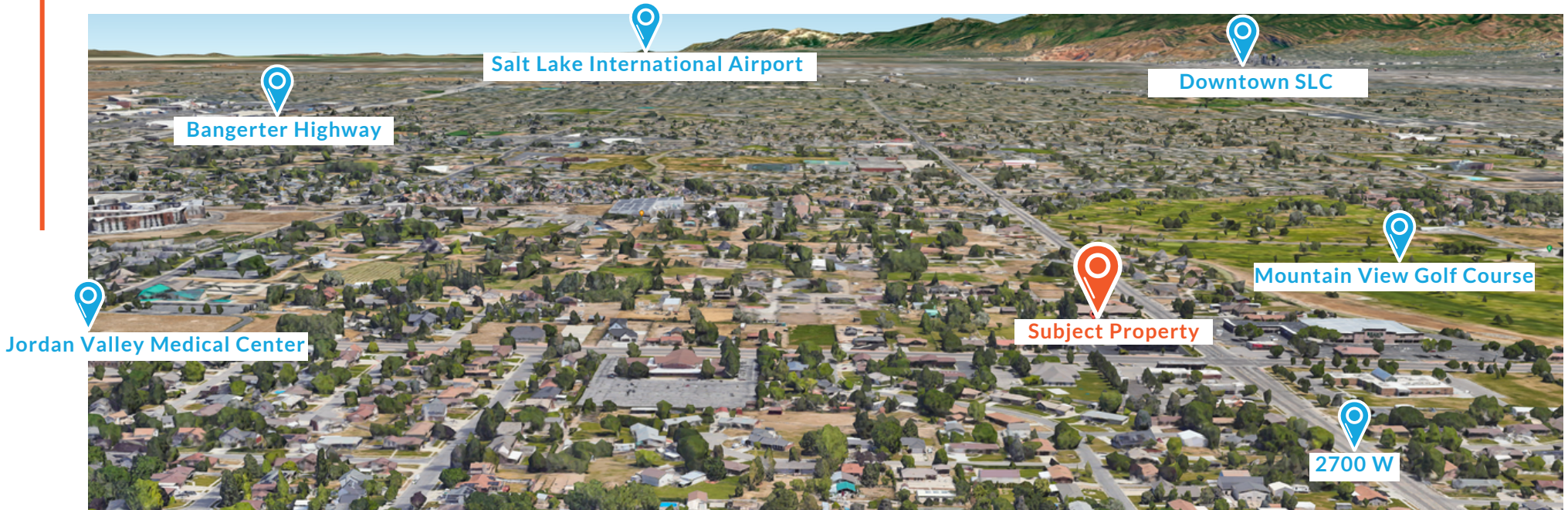
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# LOCAL AREA MAP



- Jordan Valley Hospital: 5 Minutes
- Salt Lake City International Airport: 25 Minutes
- Bangerter Highway: 6 Minutes

- Downtown Salt Lake City: 25 Minutes
- 2700 West: 0 Minutes
- Mountain View Golf Course: 1 Minute

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# WHY UTAH?

## AREA INFORMATION

Utah is one of the fastest-growing states in the country and continues to be at the forefront of innovative and awe-inspiring economic opportunity initiatives. The state's robust list of accolades is impressive, such as being the best-managed state in America and the number one state for economic outlook and recovery. Utah also maintains a AAA bond rating dating back to 1965 when Standard & Poor's initiated its rating system. And today, all three rating organizations continue to classify Utah with a AAA bond rating.

## ACCOLADES & RANKINGS

### **Best Economy**

Utah ranked the nation's best economy and No. 3 overall  
*U.S. News & World Report* — April 2023

### **#3 Best Growth**

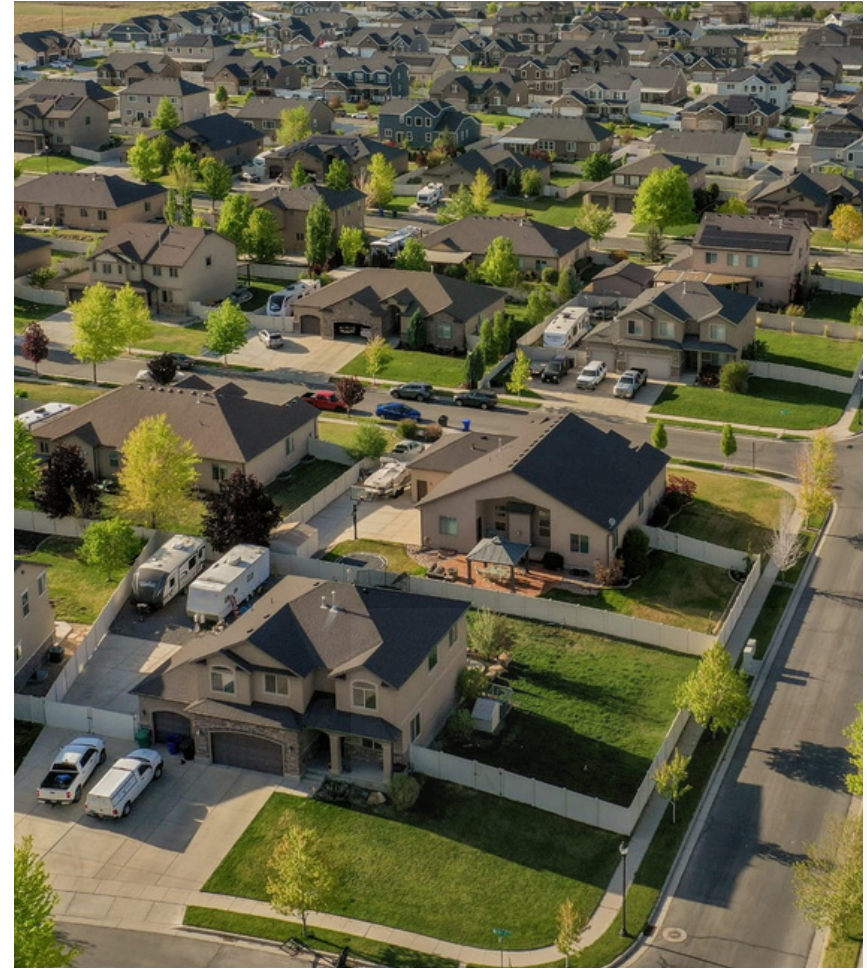
Utah was determined the No. 3 best state for growth  
*U.S. News & World Report* — August 2022

### **Best Economic Outlook**

Utah ranked No. 1 for the 16th year in a row  
*Rich States Poor States* — April 2023

### **Best State to Start a Business**

Utah is the No. 1 best state to start a business  
*WalletHub* — January 2023



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