



## 125 W 800 S

125 W 800 S, Salt Lake City, UT 84101



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## 125 W 800 S

\$1,050,000

VALUE ADD opportunity in downtown SLC, priced at only \$234 per square foot! Average \$/SF of \$288 per recent sold / UC multi-unit properties, & \$340 for active multi-unit properties in the competitive area! TURNKEY: fully leased w/excellent rental history, with 1 month-to-month tenant allowing for either INVESTOR OR OWNER-OCCUPIED buyers. SPACIOUS square footage (4492) with TEN bedrooms and FLEXIBLE MIXED USE ZONING contributes to the many VALUE ADD opportunities & uses! NUMEROUS UPDATES: plumbing lines (PEX throughout), water line from street to building (approx 2024), electrical, HVAC, flooring, cabinetry, counters, appliances, fixtures. PRIME DOWNTOWN LOCATION: walking distance to TRAX, downtown, shopping, restaurants & entertainment! Amenities: laundry, individual patios, & backyards. The property size, location, condition, amenities & flexible zoning provide opportunity to increase rents & value! Act now & add a Central Business District area property to your portfolio. (Please do not disturb tenants; offer subject to inspection. Buyer/agent to verify all.)...



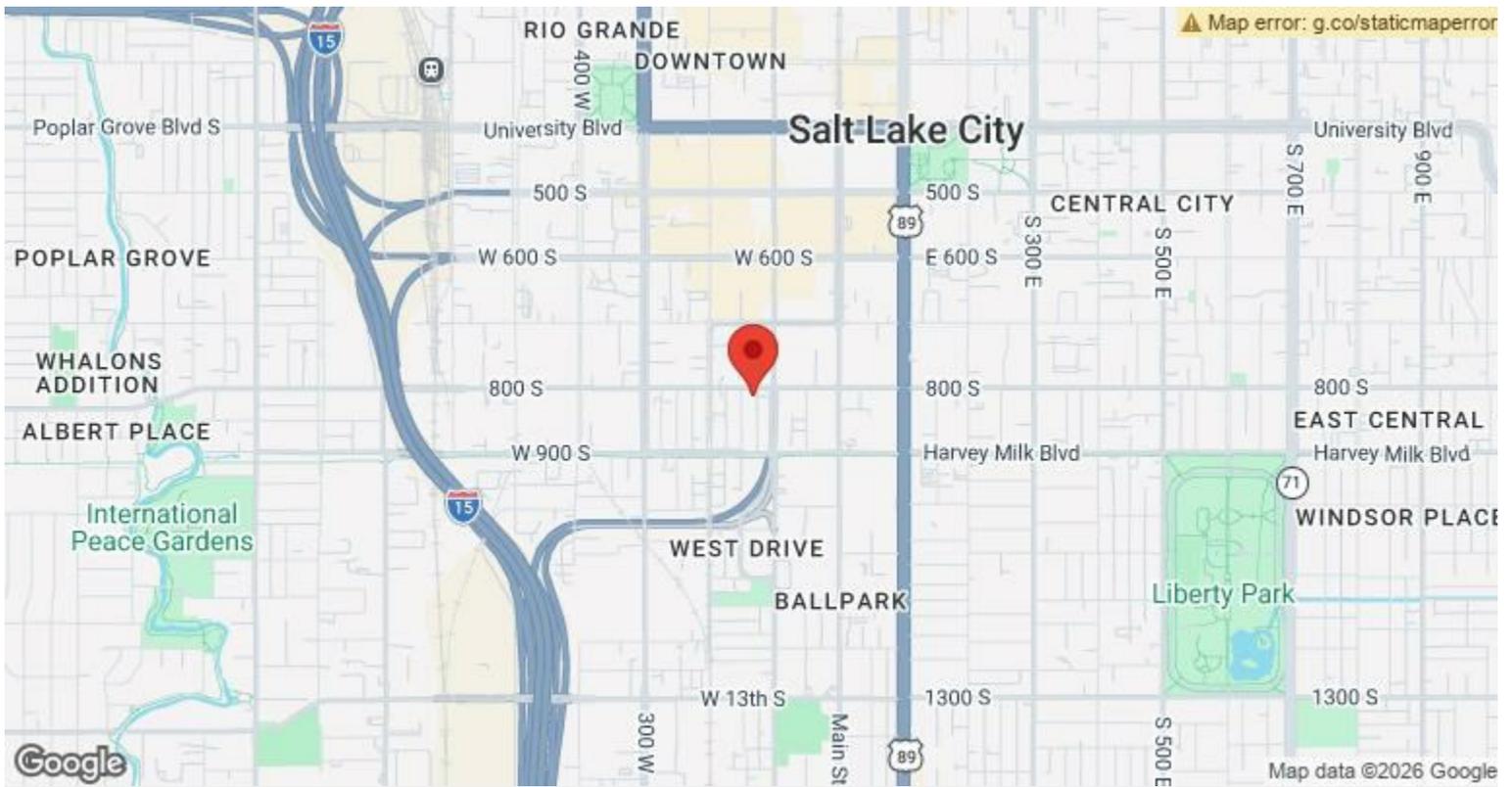
Price:	\$1,050,000
No. Units:	2
Property Type:	Multifamily
Sale Type:	Investment
Cap Rate:	4.85%
Lot Size:	0.10 AC
Gross Building Area:	4,492 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1910
APN / Parcel ID:	15-12-276-002-0000
Walk Score ®:	84 (Very Walkable)
Transit Score ®:	63 (Good Transit)

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## Unit/Room Mix Information

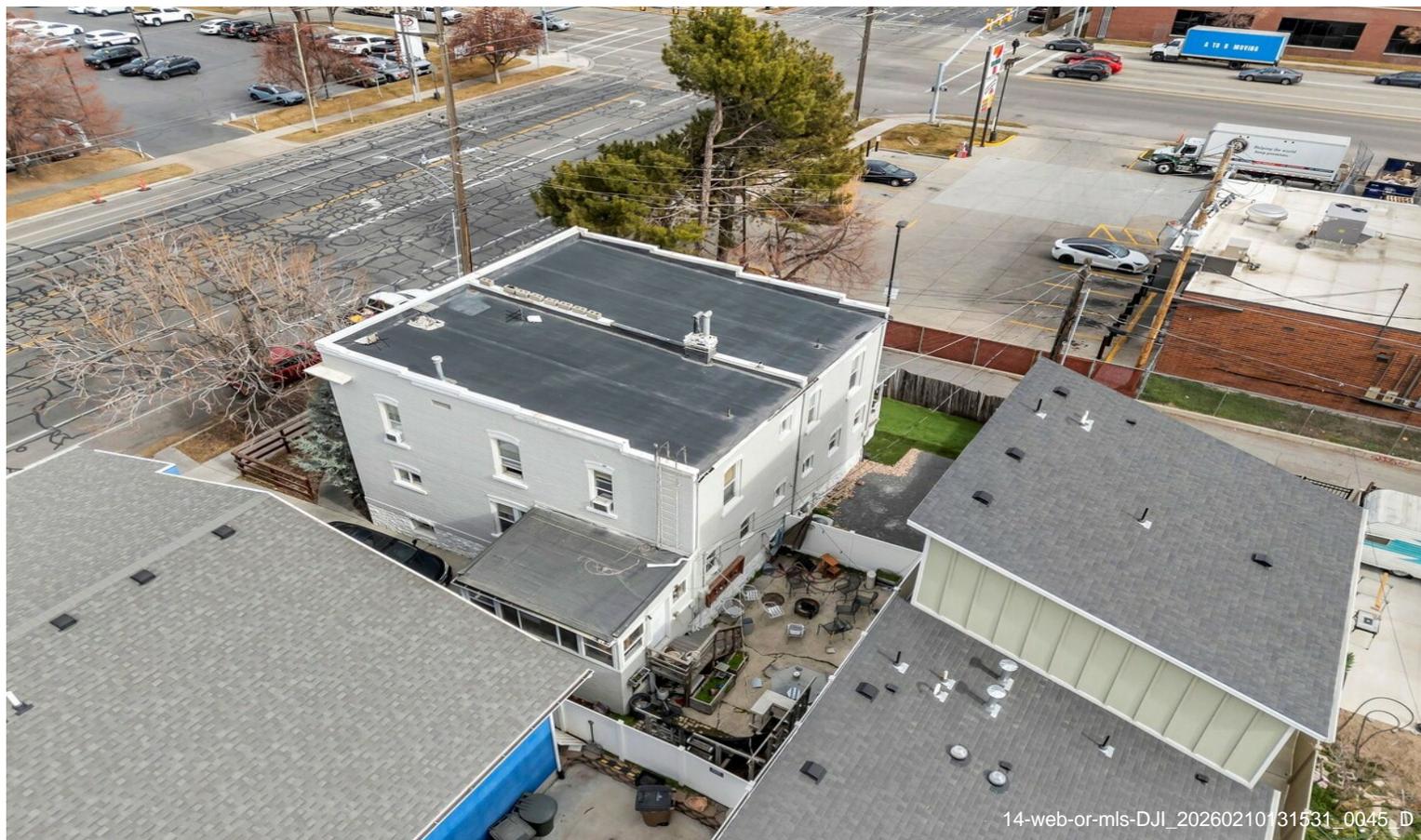
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Description	No. Units	Avg. Rent/Mo	Sq. Ft
10+4	2	Negotiable	N/A

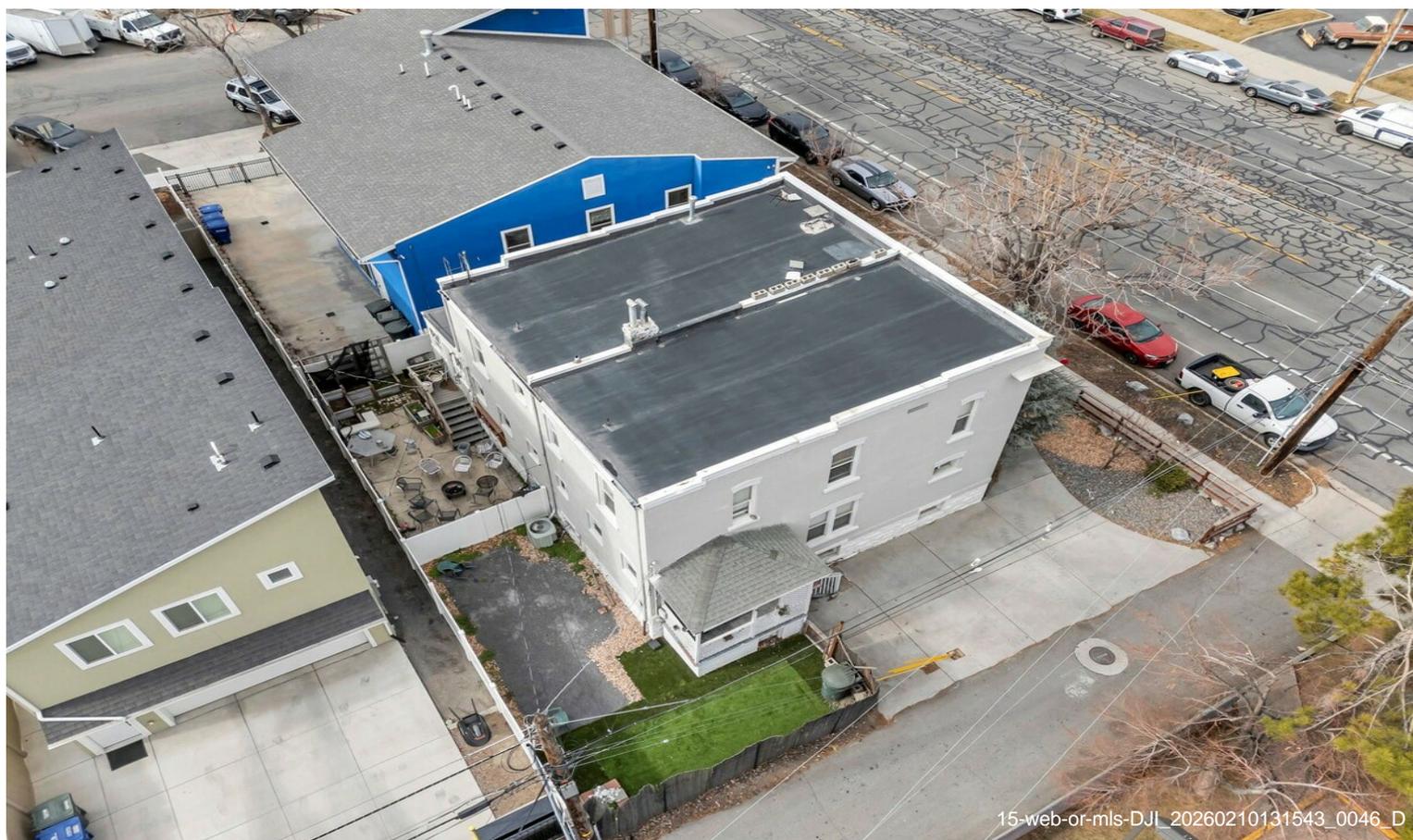


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# Property Photos



14-web-or-mls-DJI\_20260210131531\_0045\_D



15-web-or-mls-DJI\_20260210131543\_0046\_D

# Property Photos



16-web-or-mls-DJT\_20260210131611\_0047\_D



17-web-or-mls-DSC05546

# Property Photos



18-web-or-mls-DSC05547



21-web-or-mls-DSC05549

# Property Photos

