



Showing Instructions

Use Aligned Showings  
**Owner:** M & F Lawrence 4th LLC  
**Special Owner Type:** Agent Owned  
**Contact:** Fadwa B Lawrence  
**Contact Type:** Agent  
**Agent Ph 1:** 801-440-1709  
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Listing Agent




**Fadwa Lawrence**



myagentfadwa@gmail.com  
**Ph:** 801-440-1709  
**Cell:** 801-440-1709

**9386 S Redwood Rd #ABC**, West Jordan, UT 84088

SALE PRICE	LEASE PRICE	LEASE TYPE	AVAILABILITY	SUBLEASE
<b>\$850,000</b>	<b>\$5,500.00 Monthly Rate</b>	<b>Triple Net (NNN)</b>	<b>01/08/2026</b>	<b>No</b>




STATUS

**ACTIVE**


YEAR BUILT

**1959**



MLS#

**Preview**



PROPERTY TYPE

**Retail; Office**

Listing Office

**L/Office:** The Summit Group  
**Ph:** 801-599-5077

Terms of Sale

**Terms:** Seller Finance First  
**Listing Type:** Exclusive Right to Sell (ERS)  
**Expiration Date:** 03/09/2026

Public Remarks

Office Investment | Prime Location | Proven Performance FOR SALE \$850,000 OR FOR LEASE \$5,500 Offered is an office property in a highly sought-after location with a long-standing reputation for success. Since 1999, this building has been home to established professional businesses that not only flourished here, but expanded beyond the space-an unmistakable indicator of a location that drives growth and longevity. Anchoring the property is a well-respected law firm occupying the fourth suite, committed to remaining in the building. This provides investors or future owner occupied with immediate stability and reinforces the prestige and desirability of the address. The building features three additional refined, highly adaptable office suites, ideal for professional and executive-level users, beautician spas, wholesalers, etc.: i¶ Suite A â€ 350 sq ft | \$850/month An incredible opportunity to lease a proven, client-ready space at a price rarely seen in this location. Suite A has a strong history of success, having been home to a chiropractic practice for eight years and a hair/nail/spa business for another five years before both outgrew the space and moved to their own locations. The suite features a large, flexible area that can be divided into a welcoming reception and private office, along with its own private bathroom and storage closet-a standout advantage for client-facing businesses. An exceptional value for professionals looking to establish or grow in a prime area without paying premium rates. i¶ Suite B â€ 750 sq ft | \$1,800/month Finding this much space at this price in this location is almost unheard of. Suite B features a large, flexible layout and has been the home of a successful cell phone parts wholesaler for over a decade. The space can be divided into a reception area, two private offices, there is an existing third private office, and access to a shared bathroom. With the ability to build out the reception area into two or even three additional private offices, this suite offers tremendous flexibility and a strong professional presence-making it a standout deal in a competitive market. Prime location. Proven spaces. Exceptional pricing. These suites are expected to lease quickly. i¶ Suite C â€ 800 sq ft | \$2,200/month An exceptional opportunity to secure a highly functional, professional suite at a price rarely available for this location. Suite C features an elegant tiled reception area complemented by four to five private offices, or the option to configure four offices with a dedicated conference room-making it ideal for client-facing operations that require both privacy and a strong first impression. This suite has been the home of a successful retail window business for the past 26 years, a testament to both the location and the functionality of the space, and is now available only because the business has

outgrown it. The layout offers excellent flexibility and efficiency, along with access to a shared bathroom. With this combination of history, presentation, and value, Suite C stands out as a rare leasing opportunity in a high-demand area. i¶ \*\*\*\*\* Suite D: 640 sq ft has a tenant i¶ Large Warehouse Shed 192 sq ft for \$500 i¶ Small Warehouse Shed 140 sq ft for \$300 This property presents a compelling opportunity for investors seeking stable tenancy, long-term value, and upside potential, or for owner-occupants desiring a prestigious headquarters in a premier location. Attractive seller financing terms are available, enhancing return potential and lowering barriers to acquisition. A rare offering that combines prestige, performance, and flexibility in a proven market. Inquire today for full financial details and seller financing terms. Buyer to verify all square footage. Three of the office floors pictures have been virtually fixed.

Agent Remarks

Exact square footage to be verified by Buyer. Seller Financing available.Three of the office floors pictures have been virtually fixed.

Investment

<b>Gross Income:</b> \$72,000 ()	<b>NOI:</b> \$62,000 ()	<b>Expenses:</b> \$10,000 ()
<b>Cap Rate (NOI/Price):</b> 7.0%	<b>APOD:</b> No	<b>Office</b>
<b>Min Sq Ft Avail:</b> 1,850	<b>Max Sq Ft Avail:</b> 0	<b>Main Floor Sq Ft:</b> 2,490
<b>Basement Sq Ft:</b> 0	<b>Other Floor Sq Ft:</b> 312	<b>Tot Building Sq Ft:</b> 2,490
<b># Suites Avail:</b> 3	<b># Floors:</b> 1	<b>Load Factor:</b>
<b>Office Inclusions:</b> Restrooms		

Retail

<b>Tot Building Sq Ft:</b> 2,490	<b>Min Sq Ft Avail:</b> 1,850	<b>Max Sq Ft Avail:</b> 0
<b># of Suites Avail:</b> 3	<b>Retail Inclusions:</b>	

General

**List Date:** 01/8/2026  
**Tax ID:** 27-03-377-009  
**Est. Taxes:** \$4,445

Location

**NS/EW:** 9386 / 1300  
**County:** Salt Lake

Property Facts

**Year Built:** 1959  
**Const. Status:** Blt./Standing  
**Business For Sale?:** No  
**Acres:** .29

Solar

**Has Solar?:** No

Overview

<b>Accessibility:</b> Ground Level; Single Level; Universal Design	<b>Air Conditioning:</b> Central Air; Gas	<b>Const./Cond.:</b> Stucco; Vinyl Siding
<b>Culinary Water:</b> Connected	<b>Cust. Visibility:</b> Road Traffic; Walk-In Traffic	<b>Ext. Special Features:</b> Paved Parking; Warehouse
<b>Floor Coverings:</b> Laminate; Tile	<b>Heating:</b> Gas; Natural	<b>Int. Special Features:</b> Alarm; Security
<b>Land Condition:</b> Corner Lot; Curb & Gutter; Fenced: Part; Landscaping: Full; Paved; Sprinkler: Auto-Full; Terrain: Flat; View: Mountain	<b>Offering Type:</b> Both Lease & Sale	<b>Parking:</b> 13 total stalls; 13 uncovered stalls;
<b>Possession:</b> Upon Recording or Signed Lease with Deposit	<b>Roads/Trans.:</b> Bus Service; Concrete; Curb& Gutter; Road: Paved; Sidewalk	<b>Roof:</b> Asphalt Shingles; Pitched
<b>Sewer:</b> Connected	<b>Site Description:</b> Tenant Occupied	<b>Terms:</b> Seller Finance First
<b>Utilities:</b> Separate Meter: Gas; Separate Meter: Elec.	<b>Window Cov:</b> Blinds	<b>Zoning:</b> Commercial