



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

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

	STATUS ACTIVE		MLS# Preview		PROPERTY TYPE Retail; Office
	YEAR BUILT 1959				

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.: Suite A ~ 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. Suite B ~ 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. Suite C ~ 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

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

Ph 2: 801-440-1709

Listing Agent

Fadwa Lawrence



myagentfadwa@gmail.com

Ph: 801-440-1709

Cell: 801-440-1709

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

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. ****** Suite D: 640 sq ft has a tenant** **Large Warehouse Shed 192 sq ft for \$500** **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

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

Retail

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

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

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