

Price Reduction!

Colliers

For Sale

Available:

0.63 Acres

Building Area:

20,230 SF

- 14,230 SF  
Main and Second Level
- 6,000 SF  
Basement

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345 E. 300 S.  
Salt Lake City, Utah 84111

<b>Parcel #:</b>	16-06-252-010
<b>Price:</b>	\$6,875,000
<b>Site Size:</b>	0.63 acres 82.50' along 300 South 331.40 feet deep
<b>Zoning:</b>	R-MU (Residential Mixed Use) 20,230 SF Total
<b>Gross Building Area:</b>	14,230 SF (Main and Second Level) 6,000 SF (Basement)
<b>Construction:</b>	Concrete and Frame construction with a brick exterior
<b>Year Built:</b>	1973
<b>Parking:</b>	3.94/1000 RSF = 56 stalls
<b>Highest &amp; Best Use:</b>	Multi-family, commercial or office development Improvements include an existing three-level office building. It has two (2) levels above grade and a basement level. The top floor- third level cantilevers over the driveway accessing the north parking area offering some covered parking stalls. The site is secured with a decorative locking gate and fencing.
<b>Improvements:</b>	

For Sale

345 E. 300 S.



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0.63  
Acres



Residential Mixed-Use  
R-MU Zoning



16-06-252-010  
Parcel ID



8 Minute Walk  
to Library TRAX Station



1,800+ Multi-Family Units  
Currently Under Construction in surrounding area

For Sale

345 E. 300 S.



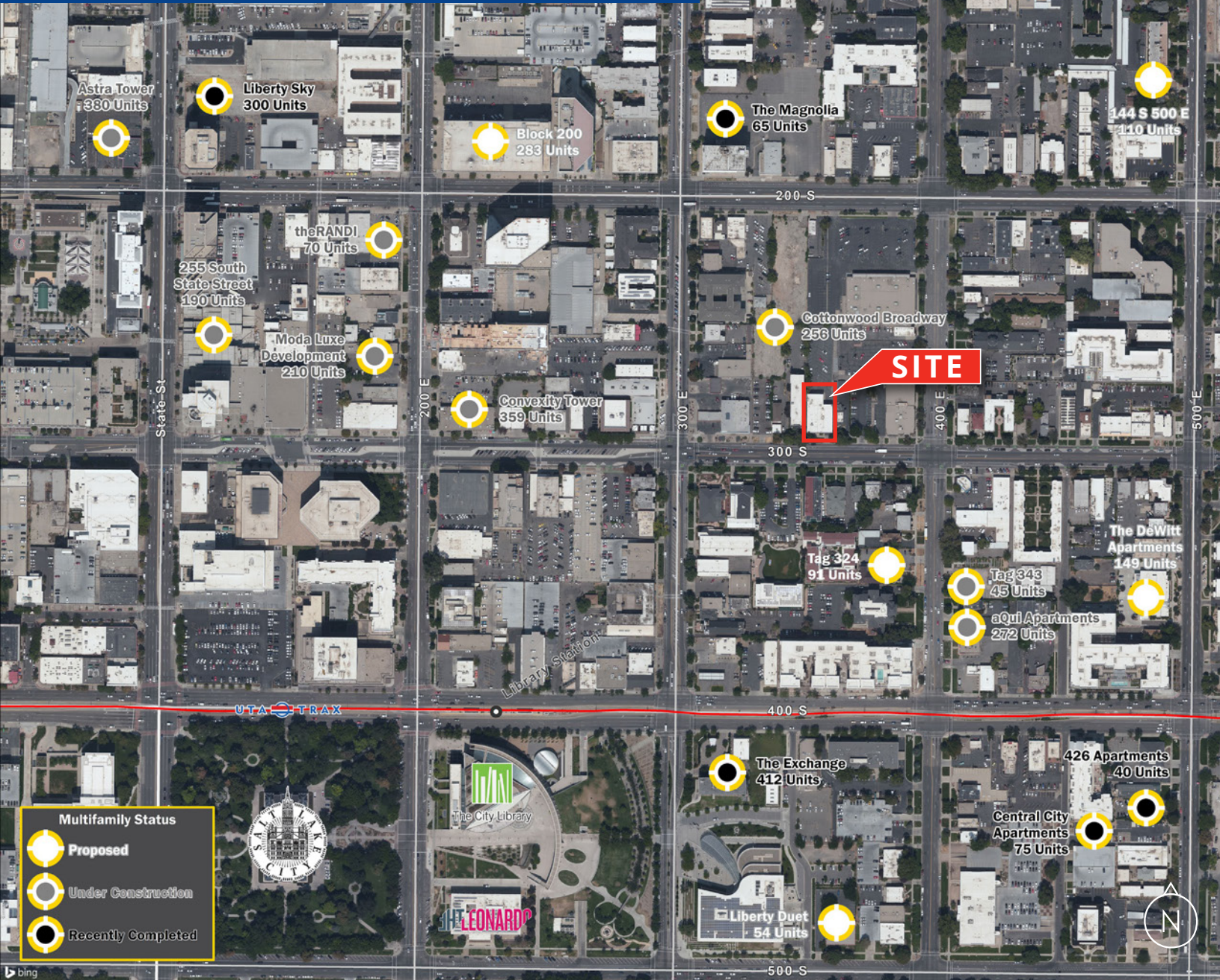
### Residential Mixed Use (R-MU)

The purpose of the R-MU residential/mixed use district is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses.



0.63 Acres | For Sale

# Multi-Family Development





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