



PROPERTY DESCRIPTION

Clean Office condo perfectly situated for an owner/user or investment. This office condo has been updated and features two mid sized offices, three large offices, and one client waiting area. Possibility to separate the upstairs from the main/basement to maximize the rentable space.

PROPERTY HIGHLIGHTS

- Owner/user or Investment
- 2,115 SF
- Various office configurations
- Suitable for a range of business types
- Prime location in Taylorsville
- Possibility to create multiple offices

OFFERING SUMMARY

Sale Price:	\$475,000
Number of Units:	1
Building Size:	2,115 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	432	1,442	4,977
Total Population	1,088	3,855	14,419
Average HH Income	\$97,629	\$97,568	\$109,680

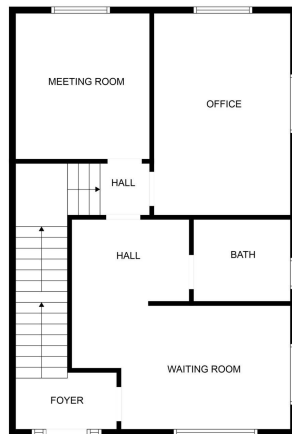
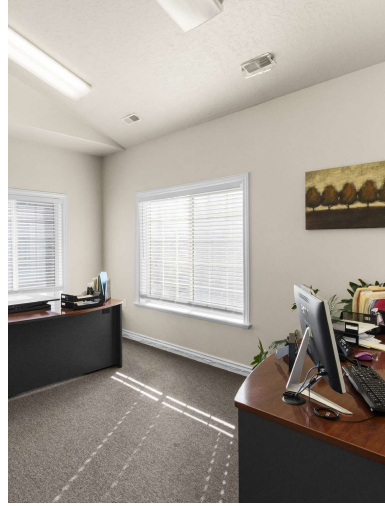
PORTER CRIDDLE

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801.694.5291
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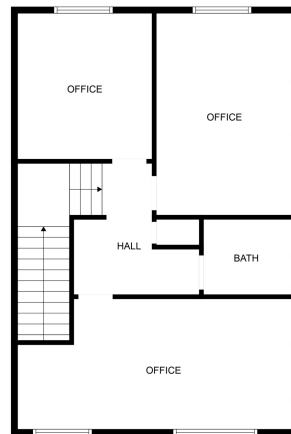
Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

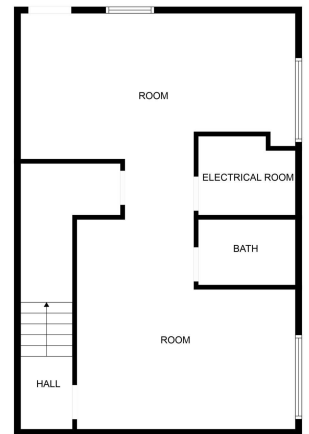
ADDITIONAL PHOTOS



FLOOR PLAN CREATED BY CUBECASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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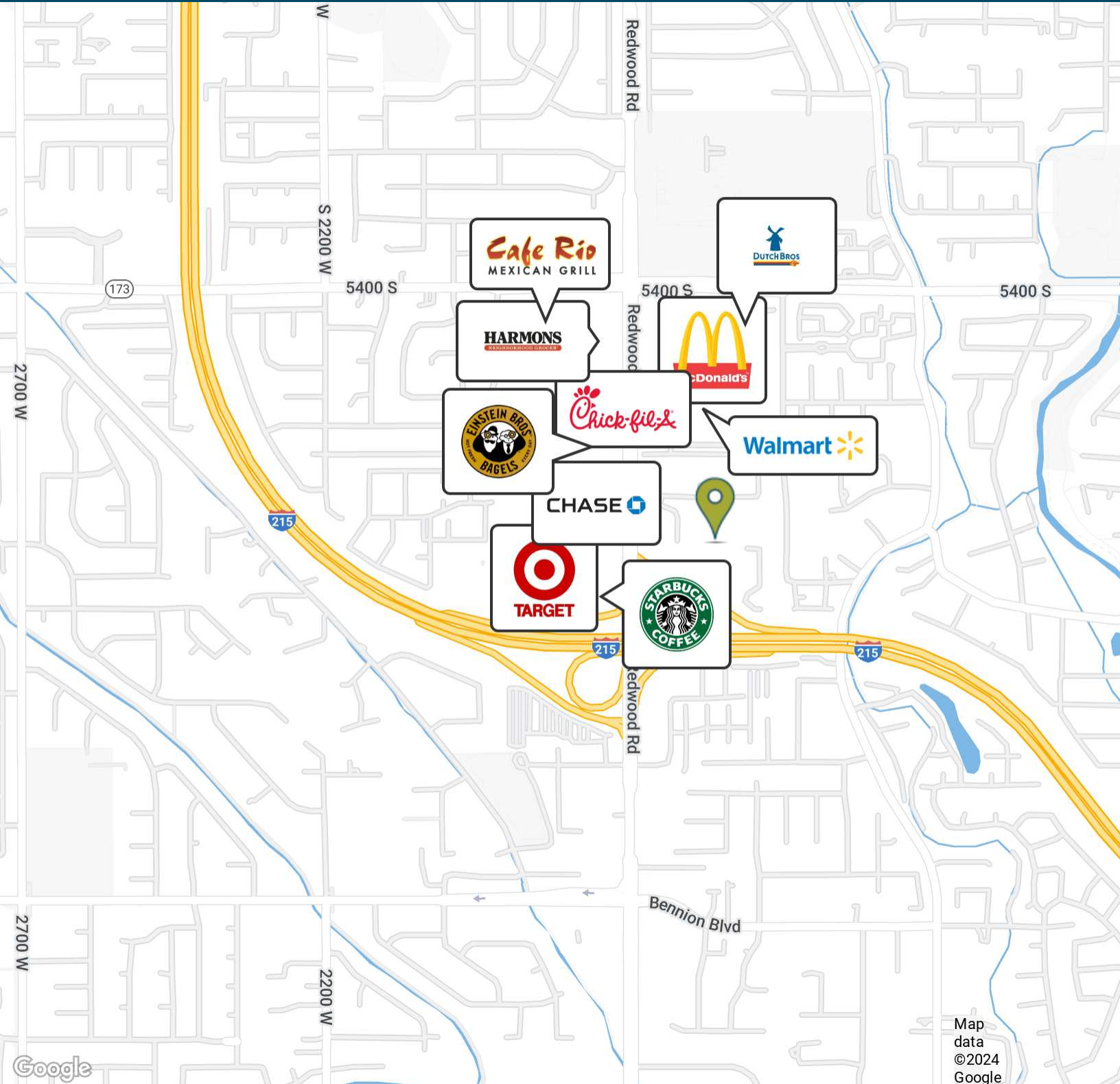
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LOCATION MAP



Map data ©2024 Google

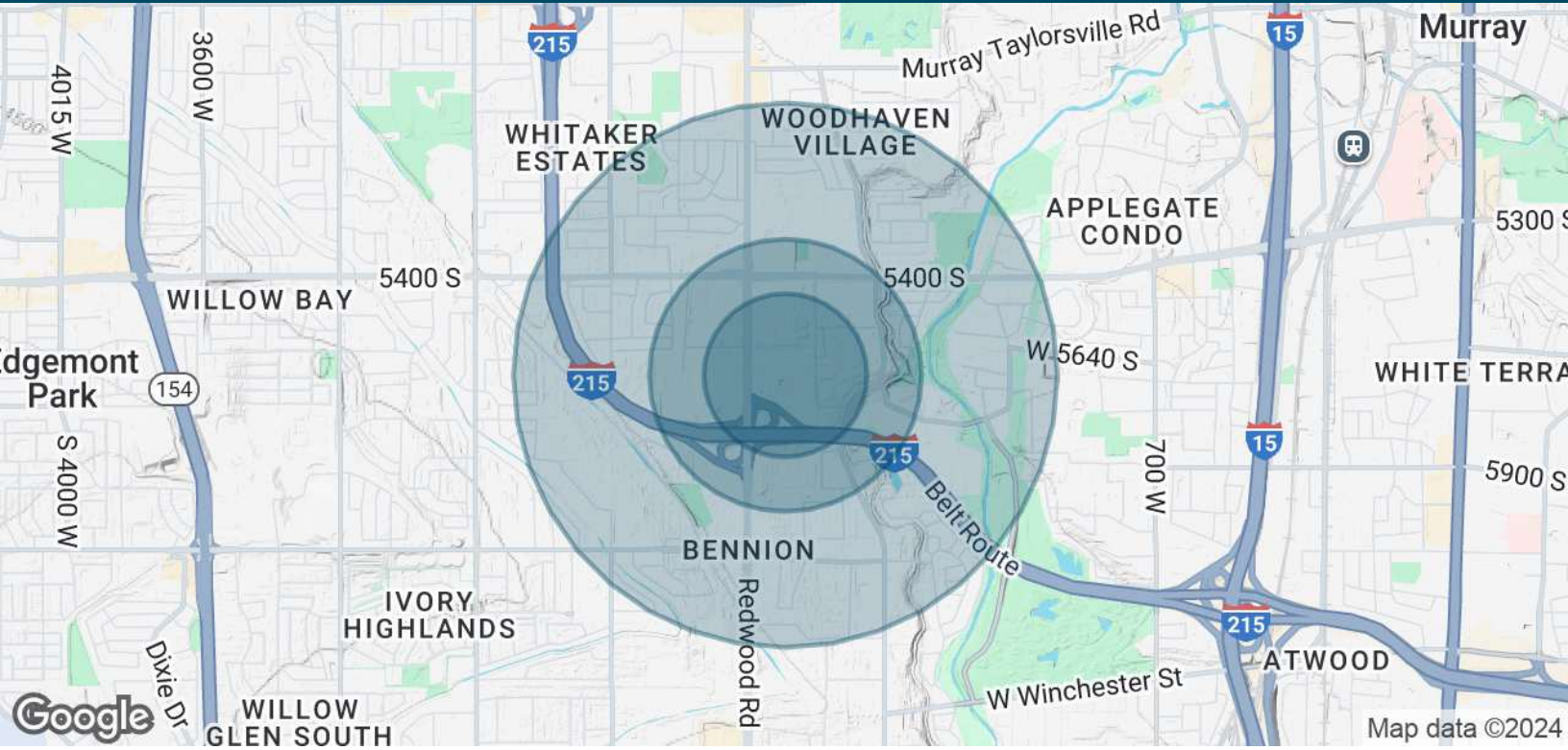
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,088	3,855	14,419
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	39	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	432	1,442	4,977
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$97,629	\$97,568	\$109,680
Average House Value	\$652,375	\$701,473	\$643,275

Demographics data derived from AlphaMap

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