

For Sale - Call for Pricing

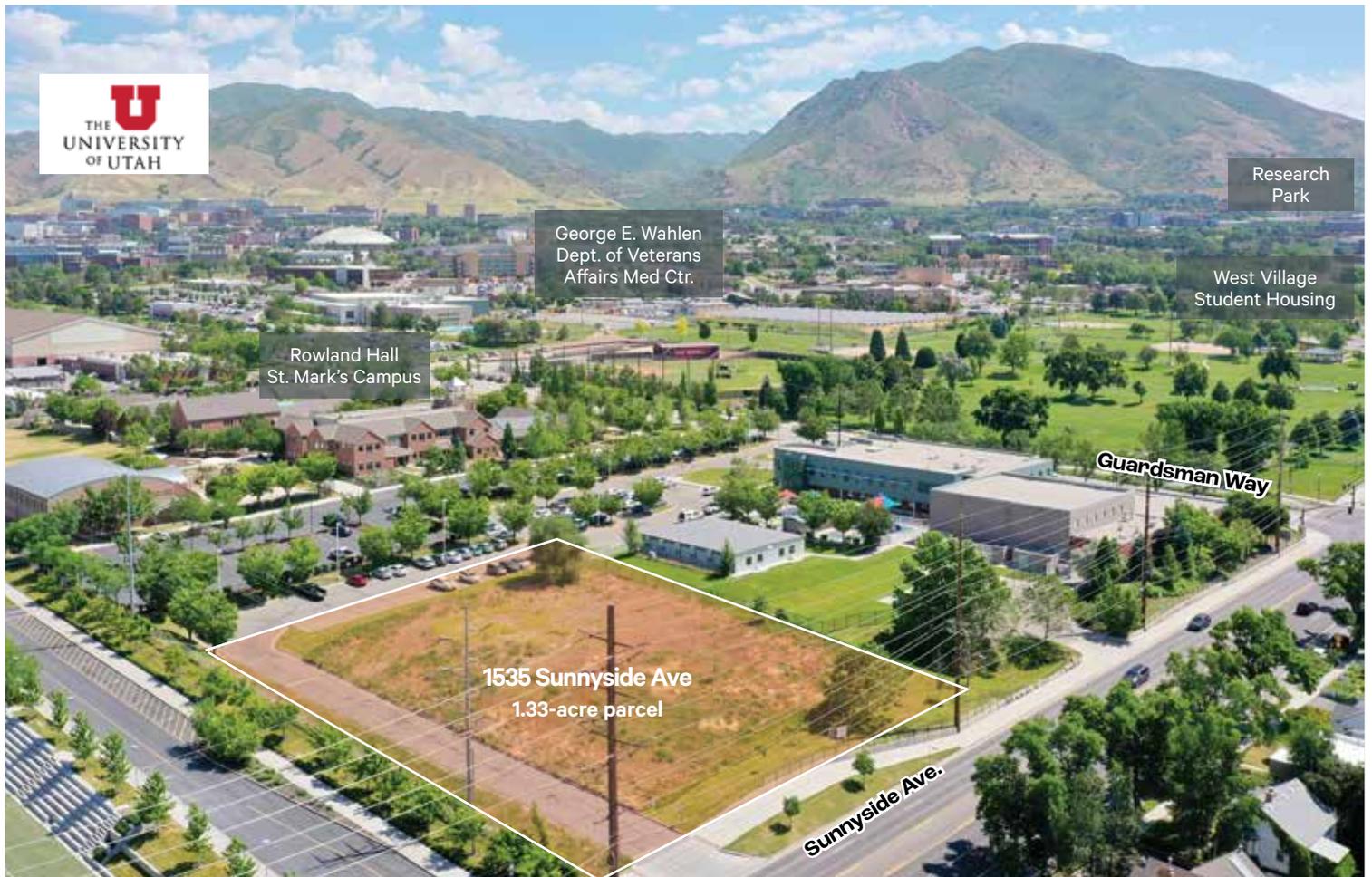
CBRE

NEW PRICING

1535 E Sunnyside Ave

Salt Lake City, UT 84102

1.33-Acre Subdivided Parcel
Near the University of Utah
www.sunnysidelandslc.com



1535 E Sunnyside Ave

Salt Lake City, UT 84108



Property overview

CBRE is pleased to present this once-in-a-lifetime opportunity to purchase a 1.32 acre site just off the University of Utah South Campus.

The property is 1 block from the George E. Wahlen Department of Veterans Affairs Medical Center and 1.5 blocks from the University of Utah Campus.

Lot Dimensions are 225' X 257.77 with 225' frontage along Sunnyside Ave.

The property is Zoned "I" - Institutional District which has a building height limit of 35' of right, and 75' may be approved through a design review process.

Highlights

~~\$8.1~~ Call for pricing
 New Pricing
 1.33 AC
 \$120
 Per SF

Acreage	1.33 Acres or 57,998 SF
Parcel Dimensions	225' X 257.77'
Address	1535 E Sunnyside Ave, SLC, UT 84108
Parcel No.	16-09-126-010
Legal	Lot 1A , The Armory 4 Lot Minor Sub
Pricing	\$8,100,000/\$120 PSF - Call for Pricing
Average Daily Traffic	Sunnyside/Guardsman Way - 15,881
County	Sunnyside/Foothill Dr - 47,025
Walking distance or TRAX access to	University of Utah Campus U of U Hospital John M. Huntsman Cancer Center Research Park George E. Wahlen Veterans Affairs Med Ctr

Zoning:

The "I" - Institutional District Zone allows for a wide variety of use supporting the larger public, semi public and private institutional uses in a manner harmonious with the surrounding uses. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood . Neighbors such as the University of Utah School, Medical facilities and Veterans Affairs Medical Center can benefit from accessory lodging facility for the hospitals staff and patient families.

Other permitted uses include:

- Hospital, including accessory lodging
- University office buildings or other facilities
- K-12 private
- Accessory use - except those that are otherwise specifically regulated elsewhere
- Laboratory, medical related (may be subject to water use) R & D facility
- Clinic (medical, dental)
- Exhibition hall, office
- Other uses that may be influenced by Deed Restriction recorded as entry NO. 4-355454



Sunnyside Ave

1535 Sunnyside | Salt Lake City, UT 84102

For Sale

Mass Transit and Area Transportation

Salt Lake's popular TRAX light rail station has two nearby stops within two blocks, the Station Stop and the South Campus Stop. Two additional campus stops lead to upper University Campus as well as Primary Children's Hospital, University of Utah Medical Center, Moran Eye Center and the Huntsman Cancer Institute.

Research Park and Businesses

The 320 acre Business Park, known as Research Park is within walking distance of 1225 Sunnyside Ave, parcel. The park was created to stimulate economic development and encourage students to stay in SLC by providing convenient access to research/science jobs. It has been a success and is known as an incubator for numerous science companies and provides offices and laboratories near the U. Campus.

4

of TRAX light rail stations

32,705

of full and part time employees at the U and med centers

40,000

of estimated students at the U in the next 7 years

14,000

of workforce at Research Park

Contact Us

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