

ICONIC SUGAR HOUSE OFFICE / EVENT PROPERTY

PRICE REDUCED: \$930,000



2834 Highland Dr Salt Lake City, UT 84106

PROPERTY HIGHLIGHTS

★ **Rare Art Deco / Streamline Moderne Architecture**

★ **Electronic LED Monument Sign**
Exceptional visibility along Highland Drive

★ **Private Rooftop Event Deck**
Ideal for entertaining clients or hosting events

★ **Prime Sugar House Location**
One of Salt Lake's most desirable business districts

★ **High Traffic Exposure**
Approximately **20,000+** vehicles per day

★ **Flexible Use**

IDEAL FOR

- Creative office
- Professional services
- Boutique agency
- Medical / therapy practice
- Owner-user headquarters

PROPERTY DETAILS

Building Size 2,585 SF + 350 Deck

First Floor 1,171 SF

Second Floor 437 SF

Lower Level 647

Mixed Use Zoning

LOCATION ADVANTAGES

- Located in **Sugar House**, one of Salt Lake's most vibrant neighborhoods
- Minutes from **I-80** and downtown Salt Lake
- Strong surrounding retail, restaurants, and office demand
- Excellent walkability and visibility

