

JUST LISTED



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Office Building & Behavioral Health/Treatment Facility in the Heart of Cottonwood Heights

Licensed Day Treatment/IOP For 28 | 31 Parking Spaces

**2450 E Fort Union Blvd
Cottonwood Heights, UT 84121**

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THE OPPORTUNITY



A rare turnkey opportunity to buy a licensed behavioral health and day treatment facility for up to 28 clients, featuring 31 on-site parking spaces and a prime Cottonwood Heights location with outstanding access to the Salt Lake Valley.

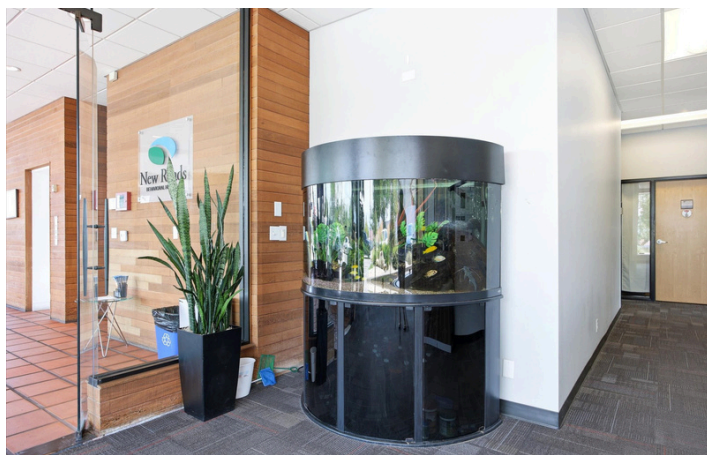


VALUE PROPOSITION

An exceptional opportunity to buy a fully improved behavioral health facility in one of Salt Lake Valley's most desirable corridors. Currently occupied by a well-established behavioral health provider, this property is already licensed for Behavioral Health and Day Treatment/Substance Abuse services with a capacity of 28 clients, allowing operators to significantly reduce startup time and costs.

With abundant parking, excellent visibility along Fort Union Boulevard, and convenient access to I-215, the property is ideally suited for behavioral health, mental health, addiction recovery, counseling, outpatient medical, and other healthcare-related uses, as well as general office, real estate, or legal practices.

The building's existing infrastructure provides a rare opportunity to begin serving patients quickly rather than investing months into costly tenant improvements and licensing.



PROPERTY HIGHLIGHTS

Property Features

- Licensed for Behavioral Health services
- Licensed for Day Treatment / Substance Abuse programs
- Approved capacity for 28 clients
- Previously home to an established behavioral health provider
- Existing treatment room configuration
- Reception and administrative offices
- Counseling and group therapy spaces
- Secure professional healthcare environment
- 31 dedicated on-site parking spaces
- Highly visible Fort Union Boulevard location
- Easy access to I-215 and major Salt Lake Valley transportation routes
- Located within the affluent Cottonwood Heights community
- Ideal for:
 - Behavioral Health
 - Mental Health Counseling
 - Substance Abuse Treatment
 - Intensive Outpatient Programs (IOP)
 - Partial Hospitalization Programs (PHP)
 - Psychiatric Services
 - Medical & Wellness Clinics
 - Therapy Practices
 - Nonprofit Healthcare Organizations
 - Real Estate / Law Office







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Situated along Fort Union Boulevard, one of Salt Lake Valley's primary east-west commercial corridors, this property offers exceptional accessibility for both clients and staff. The central Cottonwood Heights location places it within minutes of I-215, neighboring communities including Holladay, Sandy, Midvale, and Murray, and the rapidly growing southeast Salt Lake County population. Surrounded by established medical offices, professional services, retail, restaurants, and neighborhood amenities, the property combines convenience with a professional healthcare setting. The Fort Union corridor continues to be a major destination for office, medical, and commercial users, making this an outstanding location for organizations serving clients throughout the Wasatch Front.



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