FOR SALE

OFFICE BUILDING

333 NORTH 300 WEST
SALT LAKE CITY, UT 84103

FREESTANDING COMMERCIAL PROPERTY IN THE SLC CBD

PROPERTY DETAILS

PRICE	$1,960,000
SQUARE FEET	7,688 SF
ACRES	.31 Acres
ZONING	MU
PARKING	28 Parking Stalls
OWNER TYPE	Owner User or Investment

Tyler Parrish
tyler@acresutah.com
801.815.5765

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PROPERTY SUMMARY

Rare opportunity to acquire a freestanding commercial property in the Salt Lake City CBD, located just a few blocks north of Downtown. This well-maintained 7,688-square-foot building, situated on approximately 0.31 acres, offers an exceptional combination of accessibility, flexible occupancy, and investment potential. The property provides convenient access to Downtown Salt Lake City and I-15, while being located approximately 3.5 blocks from TRAX light rail, providing valley-wide connectivity, including service to Salt Lake City International Airport and the University of Utah. The building is currently configured into three separate suites, offering substantial flexibility for an owner-user or investor: Two suites are currently occupied, with flexibility for the existing tenants to remain or vacate, creating a unique opportunity for a purchaser to occupy the entire building, occupy a portion while retaining rental income, or operate the property as a multi-tenant investment. The largest suite has recently undergone an extensive renovation and features high-quality contemporary finishes, private offices, a large conference area, break room, and updated restrooms. One of the smaller suites is currently vacant and is substantially built out for a dental office, reflecting its previous use and providing an attractive opportunity for a dental or medical owner-user. The tenant occupying the third suite has expressed an interest in remaining. The property has been well maintained inside and out and includes an exceptional 28 on-site parking stalls. Freestanding buildings in this location offering this combination of owner-user flexibility, existing income potential, dedicated parking, freeway access, and proximity to Downtown and public transportation are increasingly difficult to find. This property presents a compelling opportunity for an owner-user, investor, or combination of both.

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