

# PRIME DOWNTOWN COMMERCIAL REAL ESTATE PROPERTY

300-400 West 500 South - Salt Lake City, Utah

This listing provides potential purchasers the opportunity to acquire 3.30 acres of prime land located in downtown Salt Lake City, Utah. Situated on the 500 South I-15 Freeway on ramp, the parcels feature frontage on 500 South and 300 & 400 West. The property is comprised of land improved with a warehouse building with related offices; a separate unoccupied office building; and a separate print shop building rented to a month-to-month tenant. The combined average daily traffic count of the roads surrounding the property exceeds 59,700 vehicles per day according to the state of Utah. Zoning of CG and D-2 provides flexibility and will accommodate a number of commercial uses.

## PROPERTY INFORMATION

**Building Size:** 5 buildings totaling 76,914 sq. ft.

**Parcel Sizes:** 9 parcels totaling 3.30 acres<sup>1</sup>

**Age:** 1948-1969

**Zoning:** D2 and CG

**Sales Price:** \$9,249,240 (\$65 psf)

### NOTES:

<sup>1</sup> Seller has 1/3 ownership in Parcel #15-01-330-010. Total parcel size is 0.05 acres.

<sup>2</sup> Any encroachments of buildings located on A&Z property and/or located on adjacent property to north as to those properties have been settled per court order of record to be made available upon request

<sup>3</sup> Building and Parcel Sizes indicated are estimates from the Salt Lake County Assessor's office and other county records

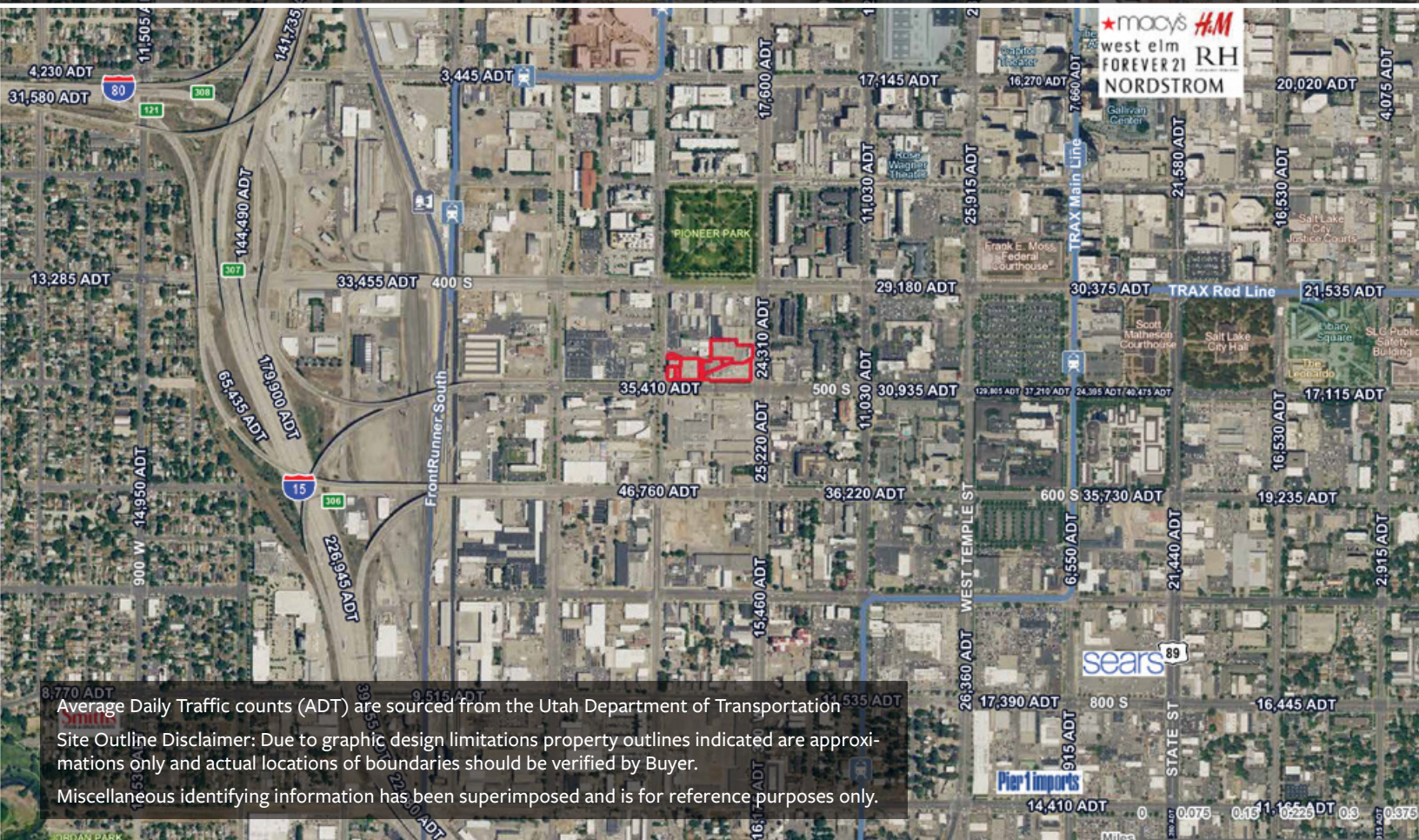
\*Information sourced from various government, area tourism-related organizations, and facilities websites and publications. This information has not been verified and is not guaranteed, and Buyer should independently verify accuracy of the information, if they wish to rely thereon.

## FEATURES WITHIN A 5-BLOCK RADIUS INCLUDE\*:

- **THE SALT PALACE CONVENTION CENTER** The 679,000 square foot facility hosts a majority of Salt Lake County's conventions, which, in 2014, drew over 1,000,000 attendee days and had an economic impact approaching \$270,000,000.
- **RESIDENTIAL CONSTRUCTION DOWNTOWN** The residential population in Downtown Salt Lake City is growing at an unprecedented rate, with over 3,000 apartment units completed or under construction since 2011, and close to an additional 1,000 condominium units completed.
- **CITY CREEK CENTER** Completed in 2012 at a cost of \$2 billion, the development attracted 16,000,000 visitors and recorded close to \$200,000,000 in sales in its first year of operation.
- **111 OFFICE TOWER** This recently constructed 450,000 square foot office tower is anchored by Goldman Sachs and includes a 2,500 seat Broadway style theater.
- **INTERMODAL HUB** A multi-modal hub providing access to a variety of transportation services including Amtrak; Greyhound; UTA Bus, TRAX light rail, and FrontRunner commuter rail; as well as car and bicycle sharing services.
- **GOLDMAN SACHS** With the completion of the 111 Office Tower and when combined with its 222 Main office space, the investment bank's presence in downtown now totals over 330,000 square feet, making its Salt Lake City operations the third largest globally, after New York and Jersey City, NJ.
- **LIGHT RAIL TRAX LINE** Provides convenient downtown access for residents and commuters.
- **PIONEER PARK** This 10-acre park is home to the Downtown Farmer's Market and the Twilight Concert Series.



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