

# 2420 E 3300 S DEVELOPMENT SITE

2420 E 3300 S Salt Lake City, UT 84109-2726



Investment Realty  
ADVISORS

**ELLIOT ABEL**

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*For Sale | \$995,000*

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Rare opportunity at 2420 E 3300 S presents a classic bungalow on a sizable land parcel tailored for land developers. The 837-square-foot 1941 residence anchors the site while remaining rented, providing short-term income during planning. Existing R-4-8.5 zoning, currently expired yet grandfathered, establishes a foundation for redevelopment; the site can also be rezoned to RM for elevated density potential, up to 8 units, but 6 or 7 would fit best.

## PROPERTY HIGHLIGHTS

- Land offering ideal for redevelopment
- Current home 837 square feet
- Property is tenant-occupied for income continuity
- Existing R-4-8.5 zoning grandfathered in despite expiration
- Potential to rezone to RM for denser development
- Developer special with limited competing inventory
- Permitting flexibility enhances development timeline
- Located on the 3300 South Corridor

## OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	0.31 Acres
Zoning:	R-4-8.5 --> R-M
Possible Units	4-8
Development Type	Townhome

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	337	1,511	5,689
Total Population	968	4,506	16,984
Average HH Income	\$183,808	\$163,233	\$160,539

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Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

ADDITIONAL PHOTOS



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# LOCATION MAP



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