

THE YARD

1155 N Redwood Rd | North Salt Lake, Utah



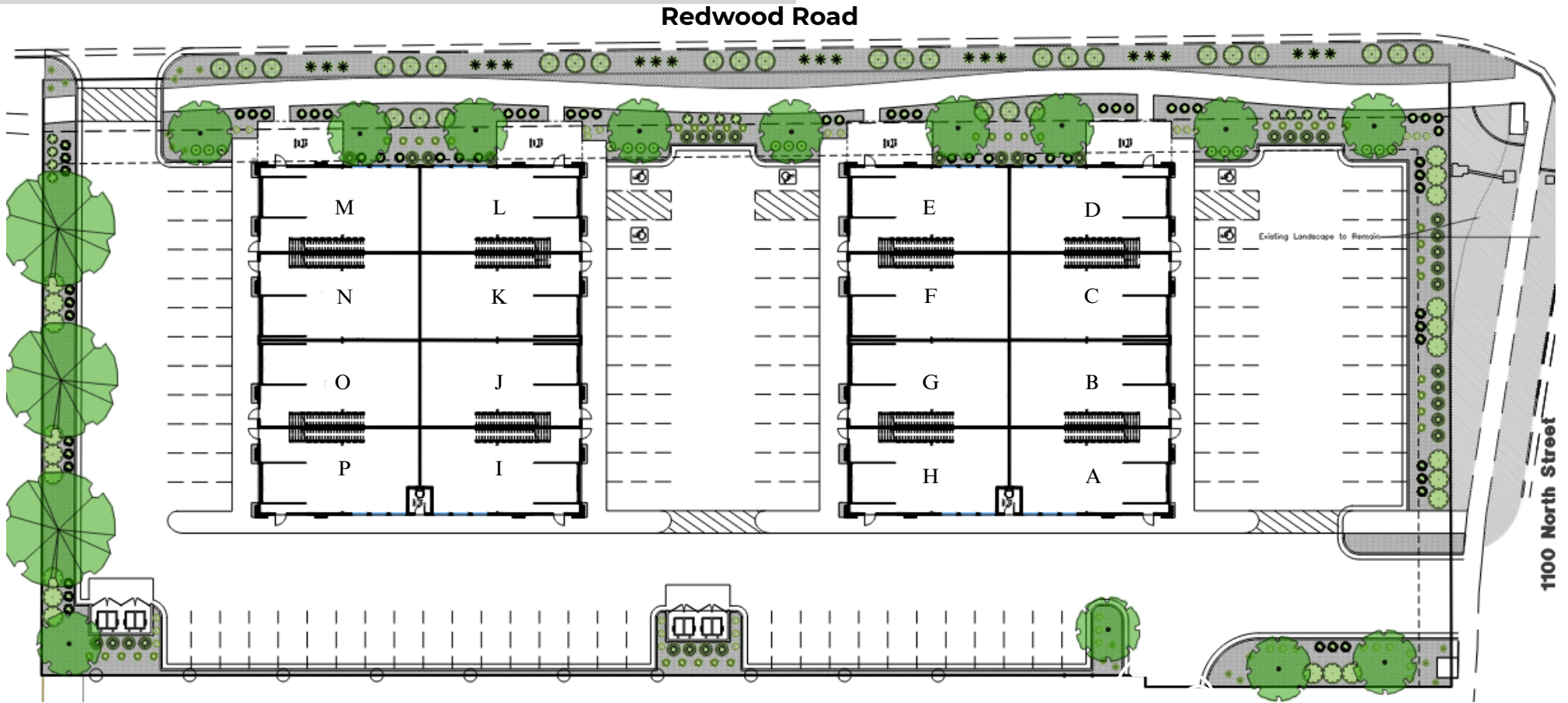
For Sale Flex/Retail Condos

Sales Phone: 801-299-1700

The Yard NSL, LLC  
45 E. Center Street, Suite 4  
North Salt Lake, UT 84054

  
BRIGHTON COMMUNITIES

# Site Plan



HIGH VISIBILITY  
+30,000 ADT



UP TO 8 UNITS  
PER BUILDING

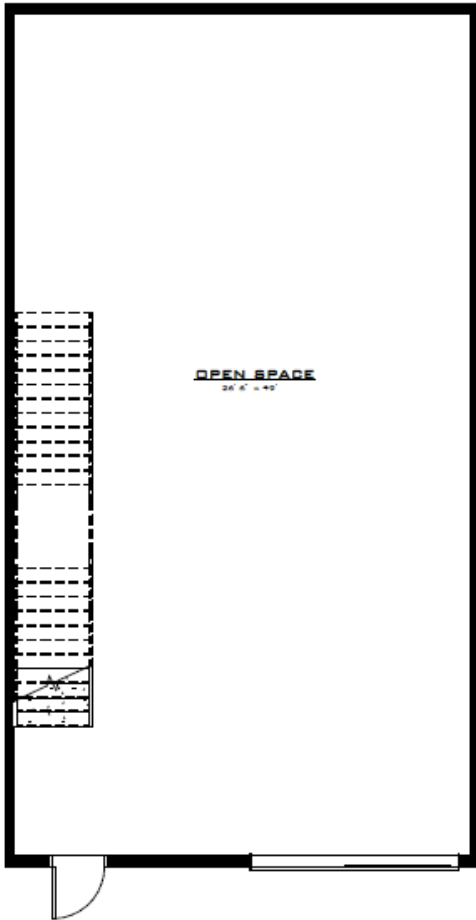


±78 PARKING  
STALLS

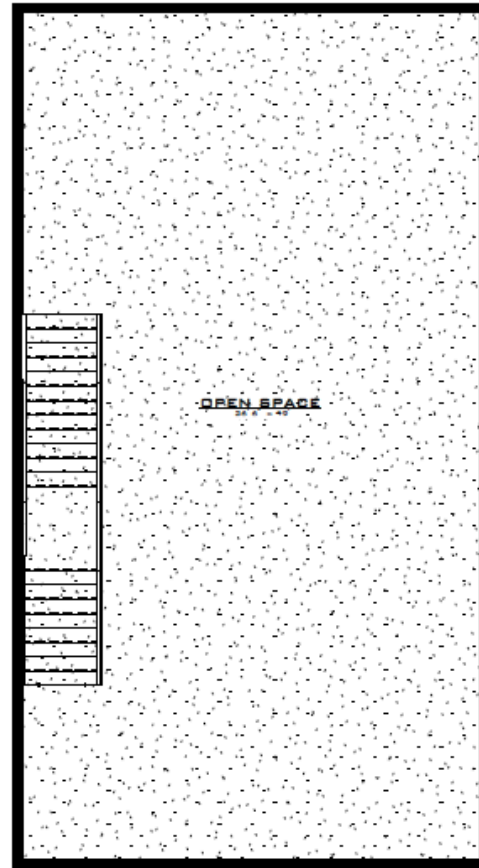


2,518 SF TO  
2,608 SF EACH

# Floorplan



Level 1



Level 2

## SUITE DETAILS



### ZONING

General Commercial



### CEILING HEIGHT

13'-0" First Floor

8'-0" Second Floor



### OVERHEAD DOOR

12' x 12'



### UTILITIES

Stubbed to each unit



### SQUARE FEET

2,518 to 2,608

on two levels

# Suite Customization Concept



Potential Finished Suite Layout

\*\*Layouts are an example of how a buyer could build out the space, but the Units are being delivered in core and shell condition - without any finishes \*\*

The definition of core and shell condition is:

- No interior walls are framed
- No electrical service panels, outlets, or lighting will be installed within the building
- Electrical and water stub-outs are provided to the Buyer at floor level
- No restrooms will be provided. Buyer is responsible to provide adequate restrooms per city approval/code
- Main level flooring will be prepped for slab
- Upper level sub-floor rough framed / raw finish



# Pricing

<u>South Building</u>	<u>Price</u>
A	\$584,990
B	\$564,990
C	\$564,990
D	\$584,990
E	\$579,990
F	\$549,990
G	\$549,990
H	\$569,990
<u>North Building</u>	
I	\$574,990
J	\$554,990
K	\$554,990
L	\$584,990
M	\$574,990
N	\$554,990
O	\$554,990
P	\$574,990



# Table of Uses

1095 N REDWOOD RD | NORTH SALT LAKE, UT 84054

<u>General Categories of Permitted Uses Clifton Place North</u>	<u>General Categories of Prohibited Uses</u>
(List is not intended to be all inclusive of possible uses)	
Daycares	Automobile (sales, service, rentals, parts, oil & lube changes, body, repair, or tire shops)
Entertainment or Recreation	Manufacturing
Financial Services (bank or credit union)	Nonstore Retailers
Gas Stations/Convenience Stores (limited to service for passenger vehicles only)	Outdoor Storage
General Office	Pawnshops, title loan, quick loan, or other payday loan or check cashing services.
General Retail	Recreational Vehicle (sales, service, rentals, rv parks and campgrounds)
Hardware Stores	Self-Storage Rentals
Medical Offices	Sexually Oriented Businesses
Micromobility (scooters/electric bikes)	Support Activities for Transportation
Neighborhood Retail	Tobacco Specialty Stores
Personal and Professional Services	Warehousing and Storage Facilities
Restaurants (see standards for drive thru)	Wholesale Trade
Seasonal Temporary Uses as an Accessory Use (fireworks, mobile food & beverage, Christmas trees, etc.)	

# LOCATION



<u>Demographics</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2025 Population	10,724	52,705	106,
2025 Households	3,367	18,427	36,627
2025 AVG HH Income	\$141,257	\$136,195	\$139,175

ExtraSpace  
Storage

# SITE LOCATION



68 New  
Townhomes  
currently  
under  
construction



W 2600 S



McDonalds coming soon

Redwood Road

102 New Townhomes  
coming soon

11,000 Average Daily Traffic on Redwood Rd.





# BRIGHTON COMMUNITIES

1155 N Redwood Rd | North Salt Lake, UT

Sales 801-299-1700

Marty Everett  
+1 801 927 8657  
Marty@BuildWithBrighton.com

Julie Blum  
+1 801 403 9075  
Julie@BuildWithBrighton.com

Amy Egan  
+1 801 558 7556  
Amy@BuildWithBrighton.com