

The Colliers logo is a blue square with the word "Colliers" in white serif font, with a red and yellow horizontal bar below it.

Colliers

Office for Sale

Asking Price:

\$1,300,000

(\$193.00 PSF)

6,758 SF

## Turnkey Medical Office Investment Sale

3105 West 5400 South  
Taylorsville, UT 84118

- **Stable Income** — Long-term dental anchor tenant (lease through Oct 2032)
- **Upside Potential** — Flexible basement suites offer rent growth, lease-up opportunity, or owner-user conversion
- **Prime Access** — Minutes from I-15, I-215, restaurants, retail, and parks
- **Quietly Marketed** — Do not disturb tenants

### Contact:

**Alisha Knapp**

Associate

+1 503 881 7302

alisha.knapp@colliers.com

**Travis Yates**

Vice President

+1 801 947 8336

travis.yates@colliers.com

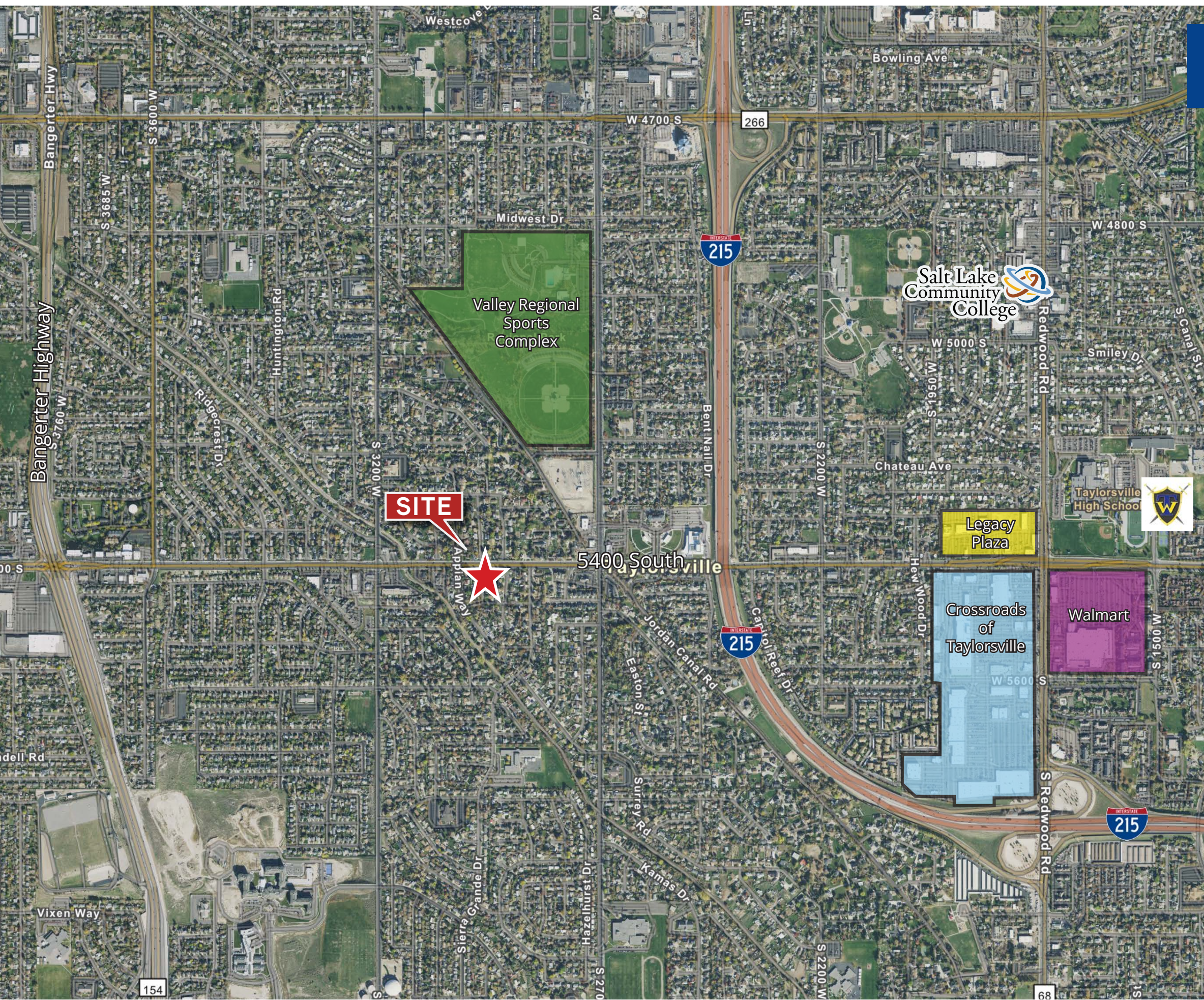
Accelerating success.

# Amenities

## Within 5 minutes to the East



## Within 5 minutes to the West



# Property Information

Building Size - 6,758 RSF

Site Size - 1.38 Acres

Zoning - RM

Year Built - 1993

Parking - 5.89/1,000 SF

# Drive Times



Bus Route 54  
stop at 3200 W



4 Minutes to I-15



6 Minutes to I-215



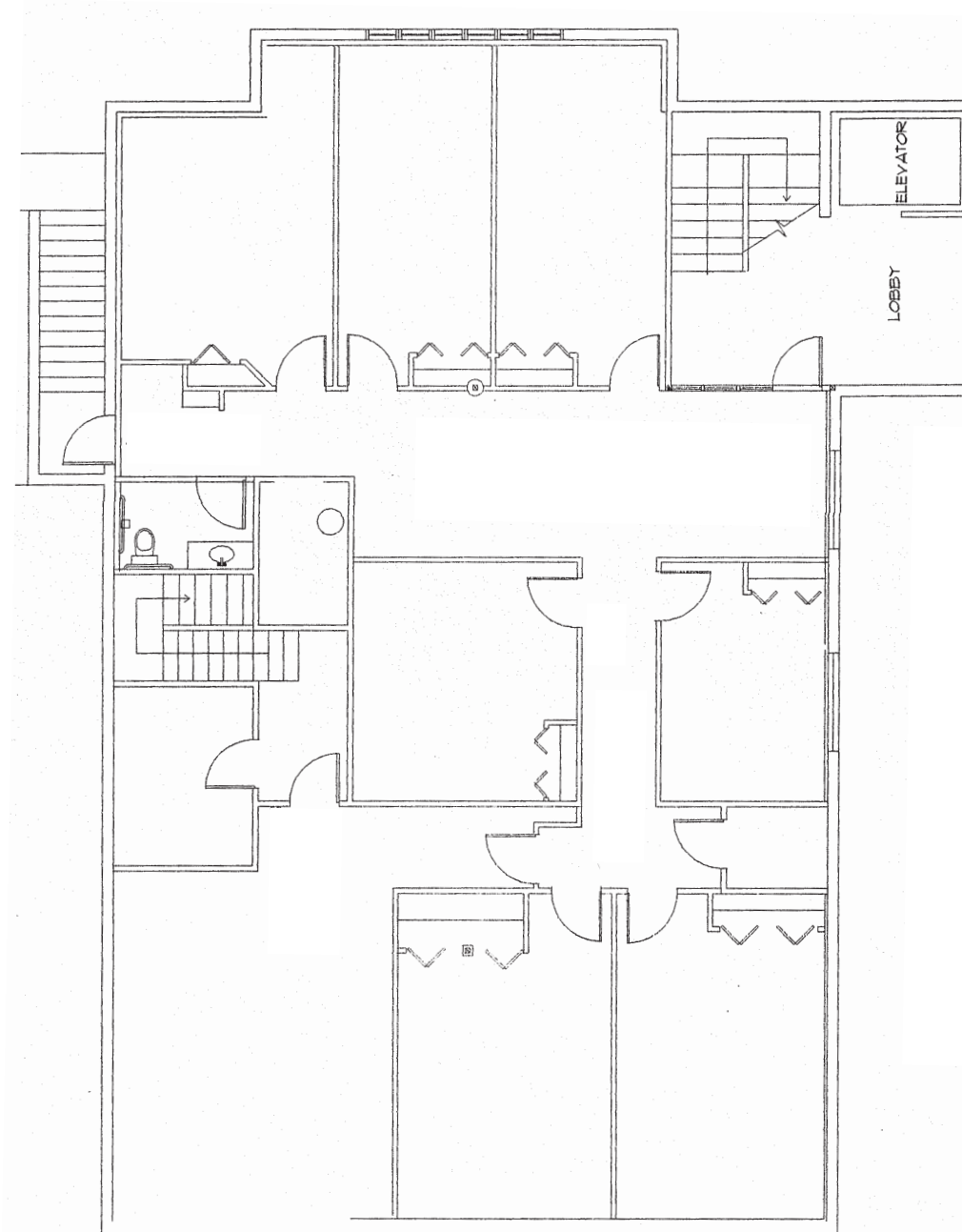
20 Minutes to the  
Airport, Downtown SLC,  
and Utah County



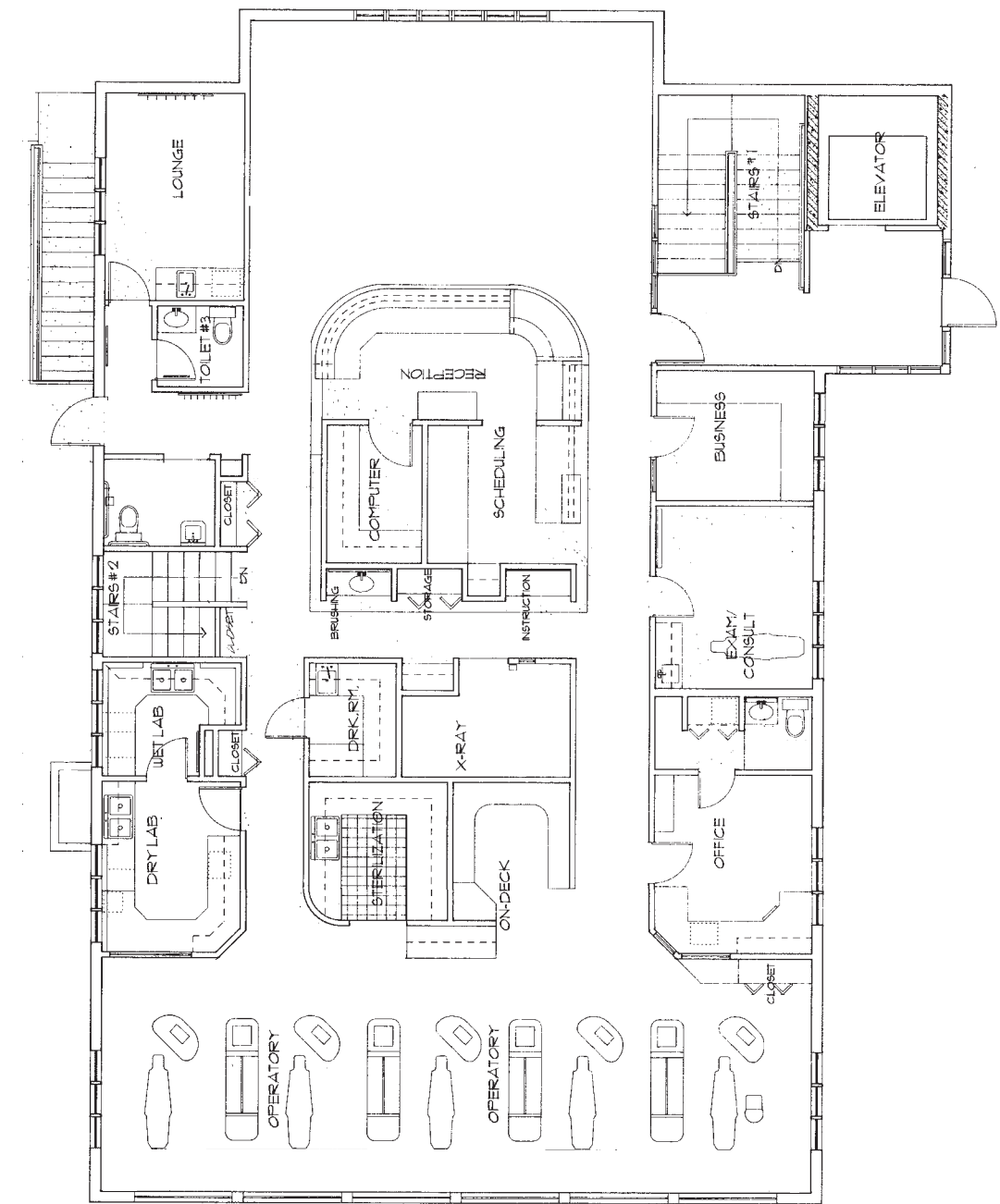
45 Minutes to 7 World  
Class Ski Resorts

# Floor Plans & Information

## Basement



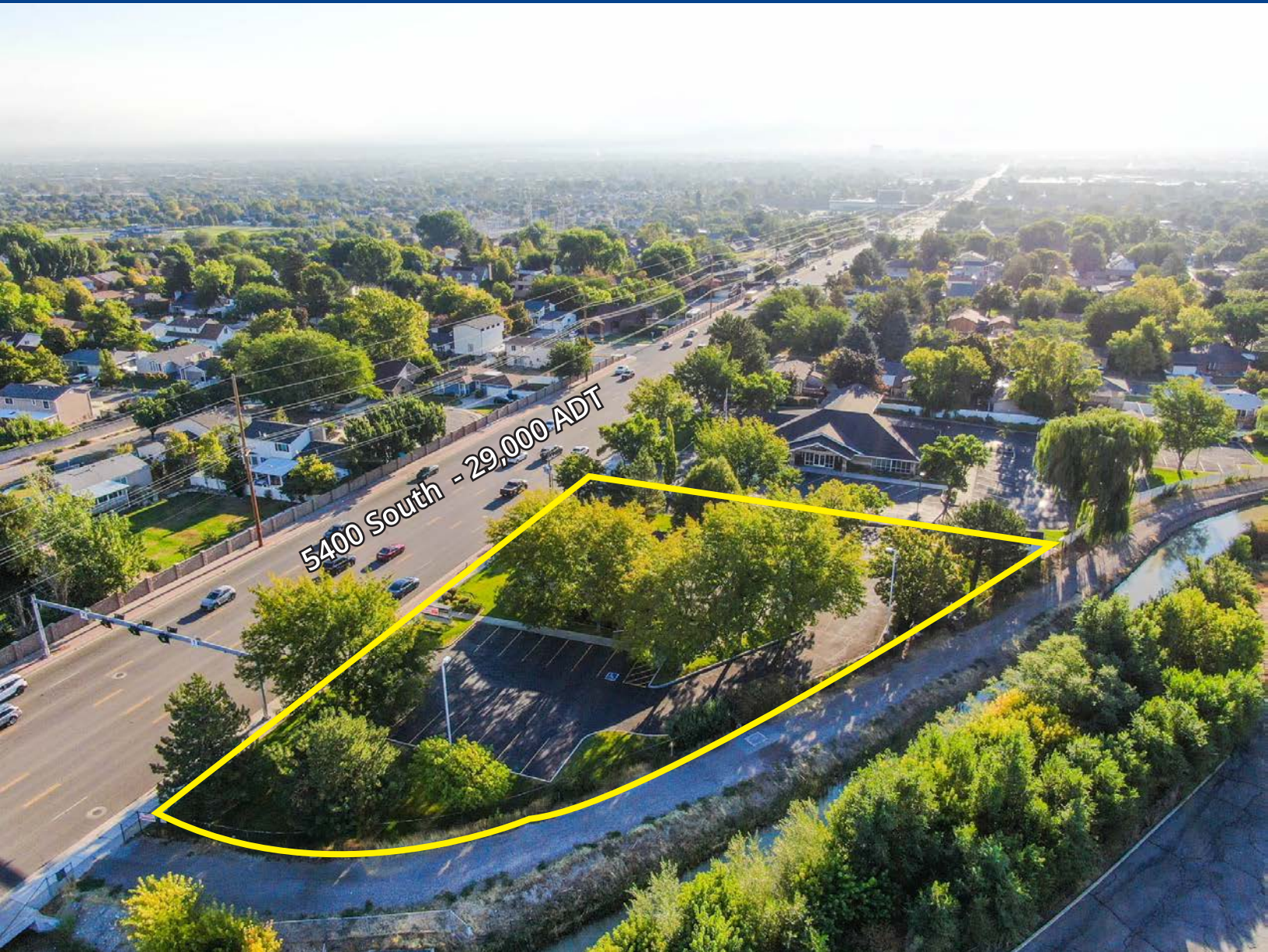
## Main Floor



3105 W 5400 S | For Sale

# Property Gallery





**Colliers**  
6440 S. Millrock Dr., Suite 500  
Salt Lake City, UT 84121  
Main: +1 801 947 8300  
colliers.com

**Alisha Knapp**  
Associate  
+1 503 881 7302  
alisha.knapp@colliers.com

**Travis Yates**  
Vice President  
+1 801 947 8336  
travis.yates@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.