



PROPERTY INFORMATION

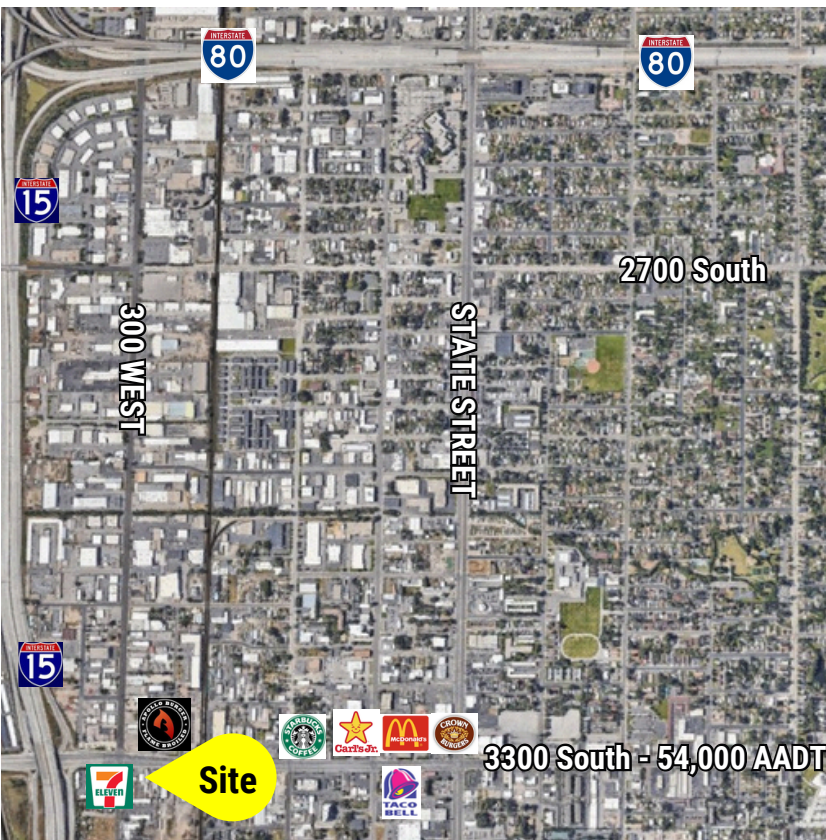
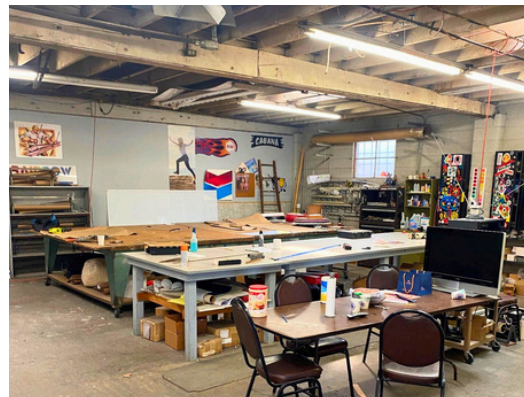
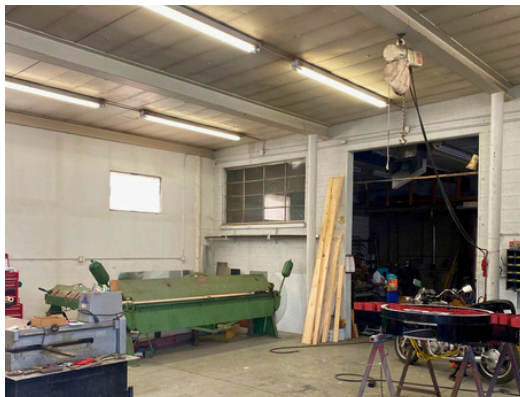
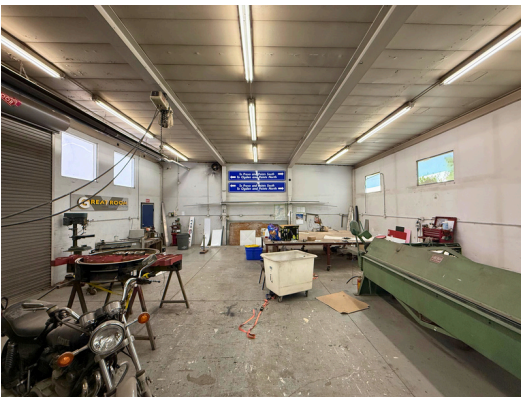
- Prime Frontage along 3300 South Corridor with High Traffic Counts
- Excellent Owner-User Opportunity with 0.51 Acre Fenced Yard & Warehouse
- Redevelopment Potential with High Exposure Location Ideal for Showroom, Contractor, Retail or Mixed Use Concepts
- 9,820 SF Freestanding Commercial Building with Fenced Yard
- Strong Visibility with Pylon and Building Signage
- Covered Outdoor Storage/Loading Area
- Multiple Grade-Level Loading Doors
- Located in Dense Infill Trade Area Surrounded by National Retailers
- Central Location Allows for Quick Access to I-15, I-80 and TRAX

PURCHASE PRICE REDUCED! : from ~~\$1,650,000~~ to \$1,590,000.00



WAREHOUSE WITH FENCED YARD & 3300 SOUTH FRONTAGE

257 WEST 3300 SOUTH, SALT LAKE CITY, UTAH 84115



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The information, while not guaranteed, was obtained from sources we believe to be reliable.

CONTACT | **GAVIN PERRYMAN** | gavin.perryman@crcnationwide.com
801.617.1700 | **JEREMY SIEVERTS** | jeremy.sieverts@crcnationwide.com