

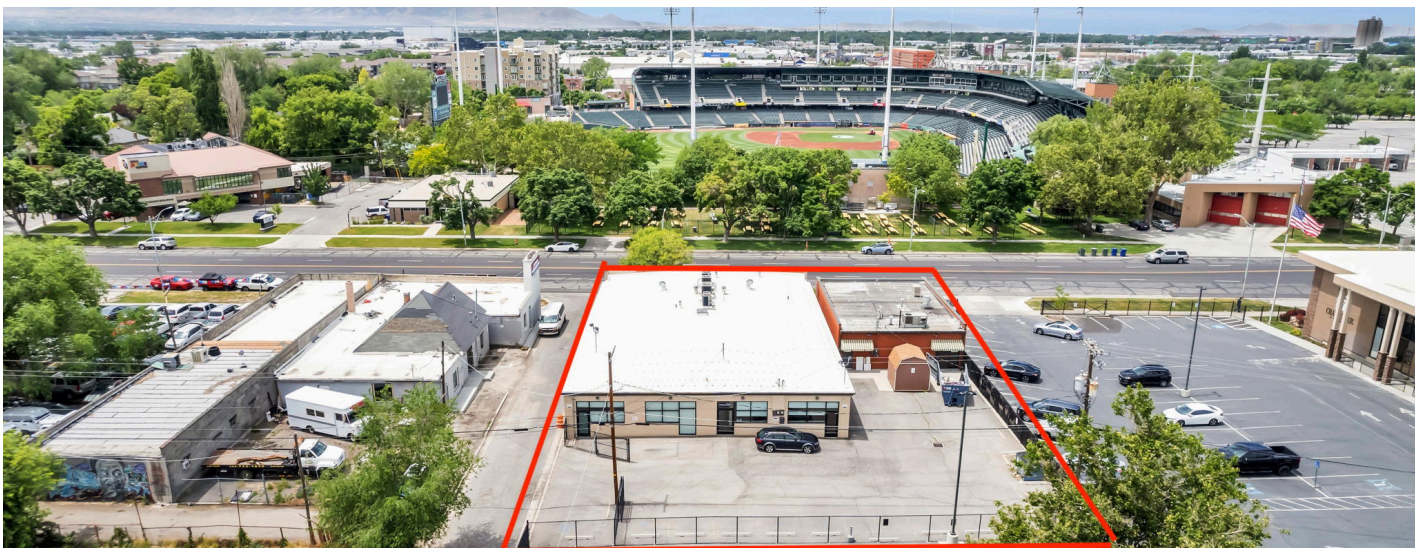
1337 S. Main & 1345 S. Main St.



PRICE: \$3,450,000

BALLPARK DISTRICT CORNER ASSEMBLAGE | FOR SALE

- Two adjacent parcels totaling ± 0.40 acres / $\pm 8,900$ SF of building
- 1337: Full commercial kitchen, leased to a successful, established catering company (income in place)
- 1345: 7,000 SF flexible building with extensive existing plumbing throughout; ideal for office, retail, restaurant, or ghost kitchen
- Located in the Ballpark neighborhood, within the City's "Ballpark NEXT" redevelopment area
- Combination of stabilized cash flow (1337) and value-add upside (1345)
- Easy access to I-15, downtown SLC, and Smith's Ballpark

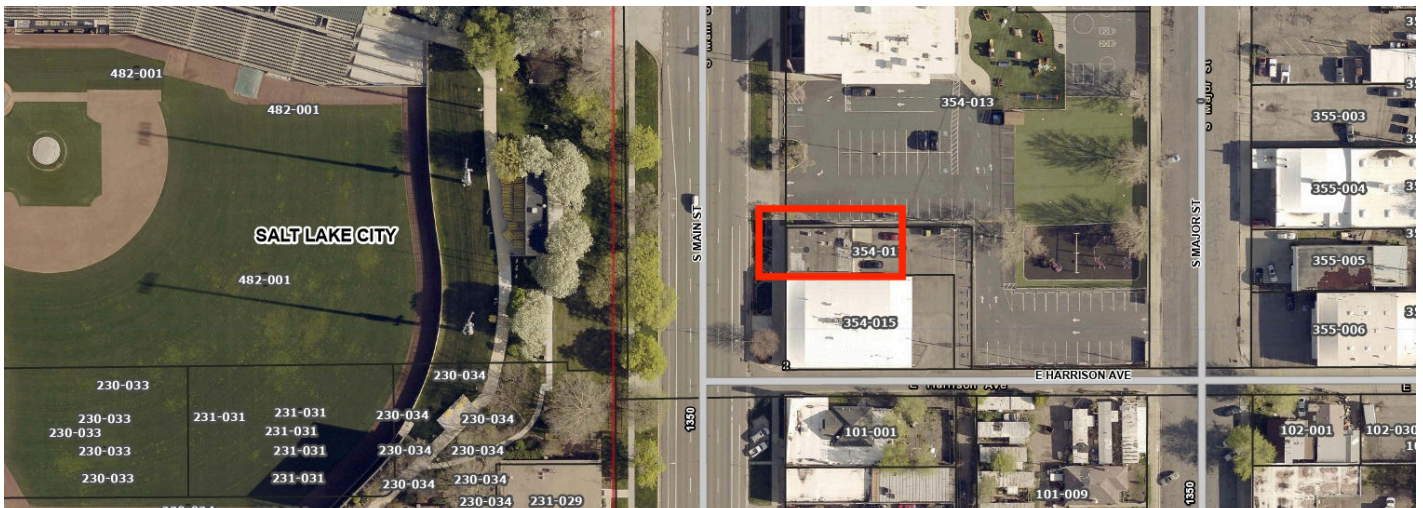


1337 S. Main St.



- **Size:** ~(0.17 acres) 1,900 SF Retail Space
- **Tenant:** Established catering company (Single-Tenant)
- **Lease Structure:** Absolute NNN (Zero Landlord Expenses)
- **NOI:** ~\$51,750 / Year (~6.89% Yield on Basis)

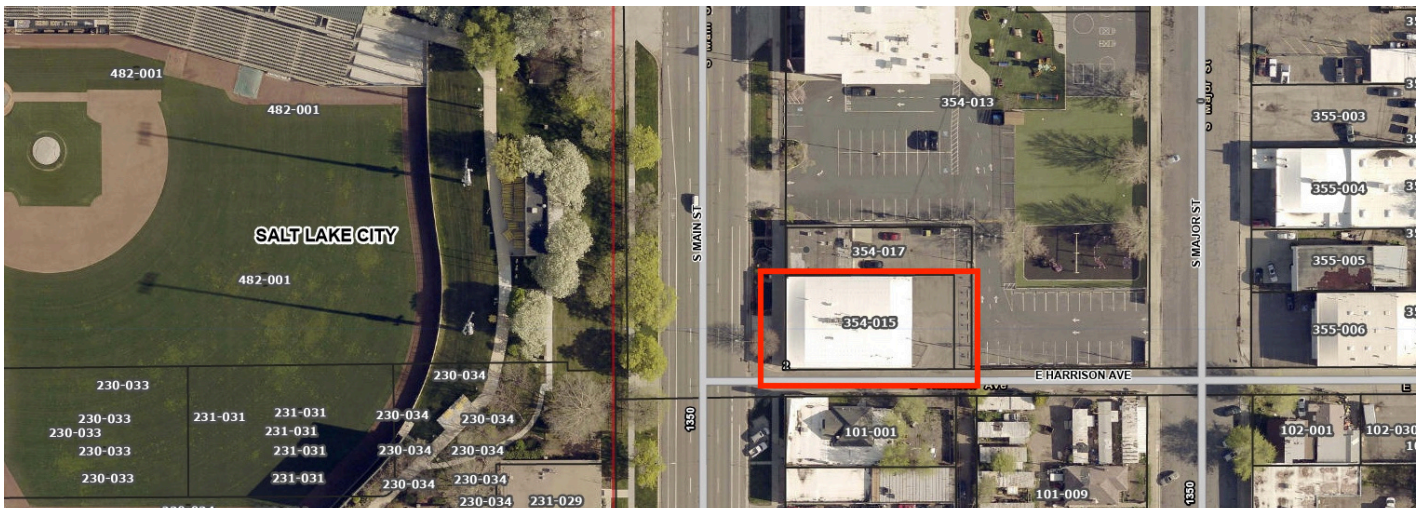
Features: Newly replaced HVAC system, updated mechanicals, full commercial kitchen



1345 S. Main St.

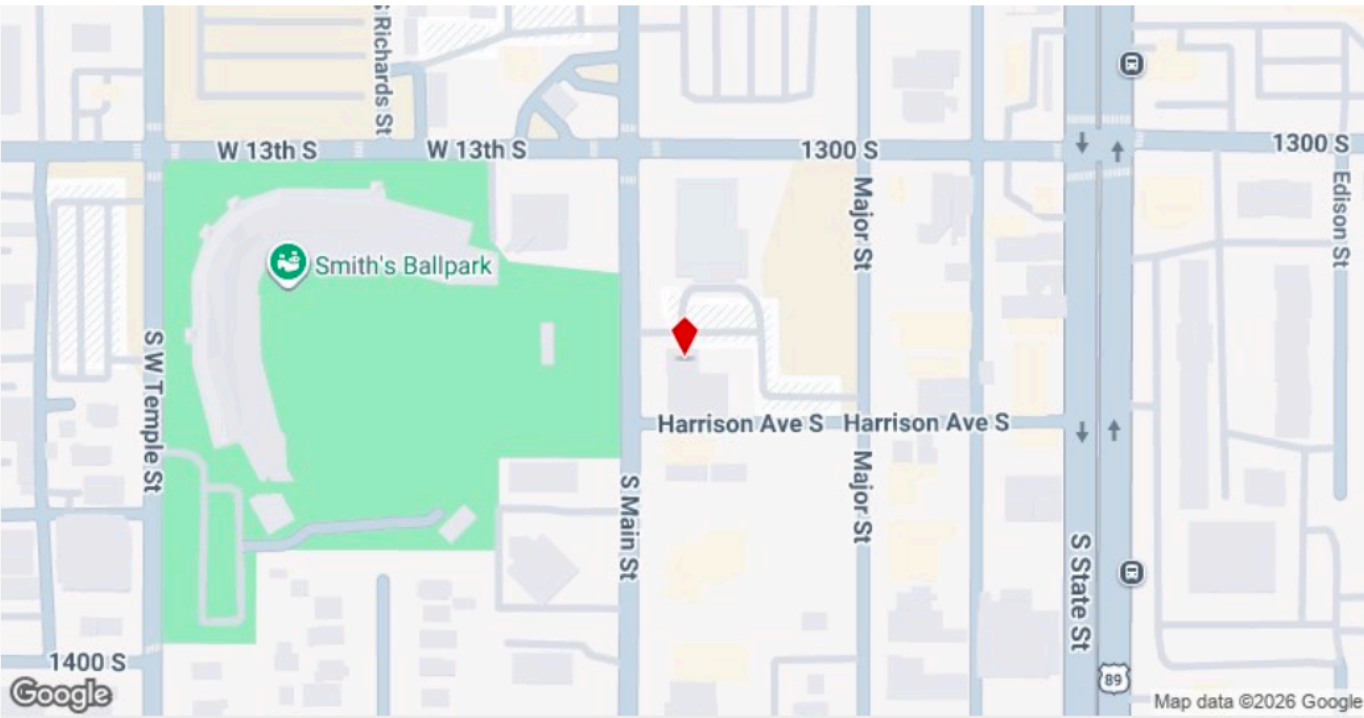


- **Size:** 7,085 SF Ground | 10,087.5 SF Land Parcel
- **Usable Area:** Up to 10,087 SF (with Loft/Mezzanine)
- **Status:** Vacant (Turnkey for Owner-User or Lease-Up)
- **Permitted Uses:** Retail, Gym/Fitness, Creative Flex, Showroom
- **Features:** Open clearspan showroom, rear office/breakroom, attached carport
- **BRAND-NEW** grease interceptor installed



+1-801-803-8105





1345 S Main and 1337 S Main for Sale

Property Name/Address, City, State		Property Type	Size	Year Built	Individual Price
	1337-1339 S Main St, Salt Lake City, UT	Retail	1,900	2016	
	1345 S Main St, Salt Lake City, UT	Retail	10,087	2018	

