



FOR SALE

# MULTI-FAMILY LAND

745 WEST 400 SOUTH  
SALT LAKE CITY, UT 84104

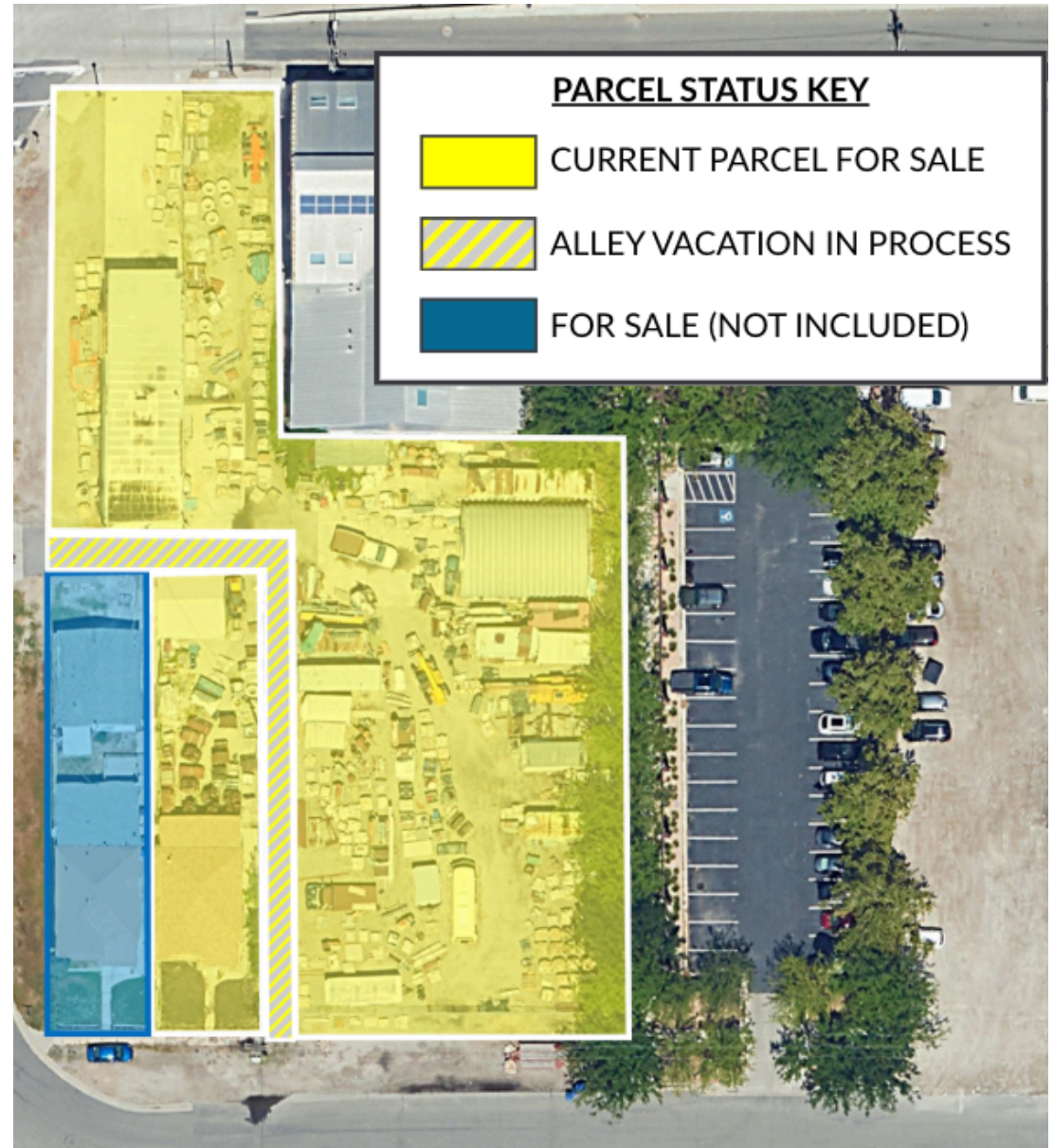
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**ALIGN**  
COMPLETE REAL ESTATE SERVICES

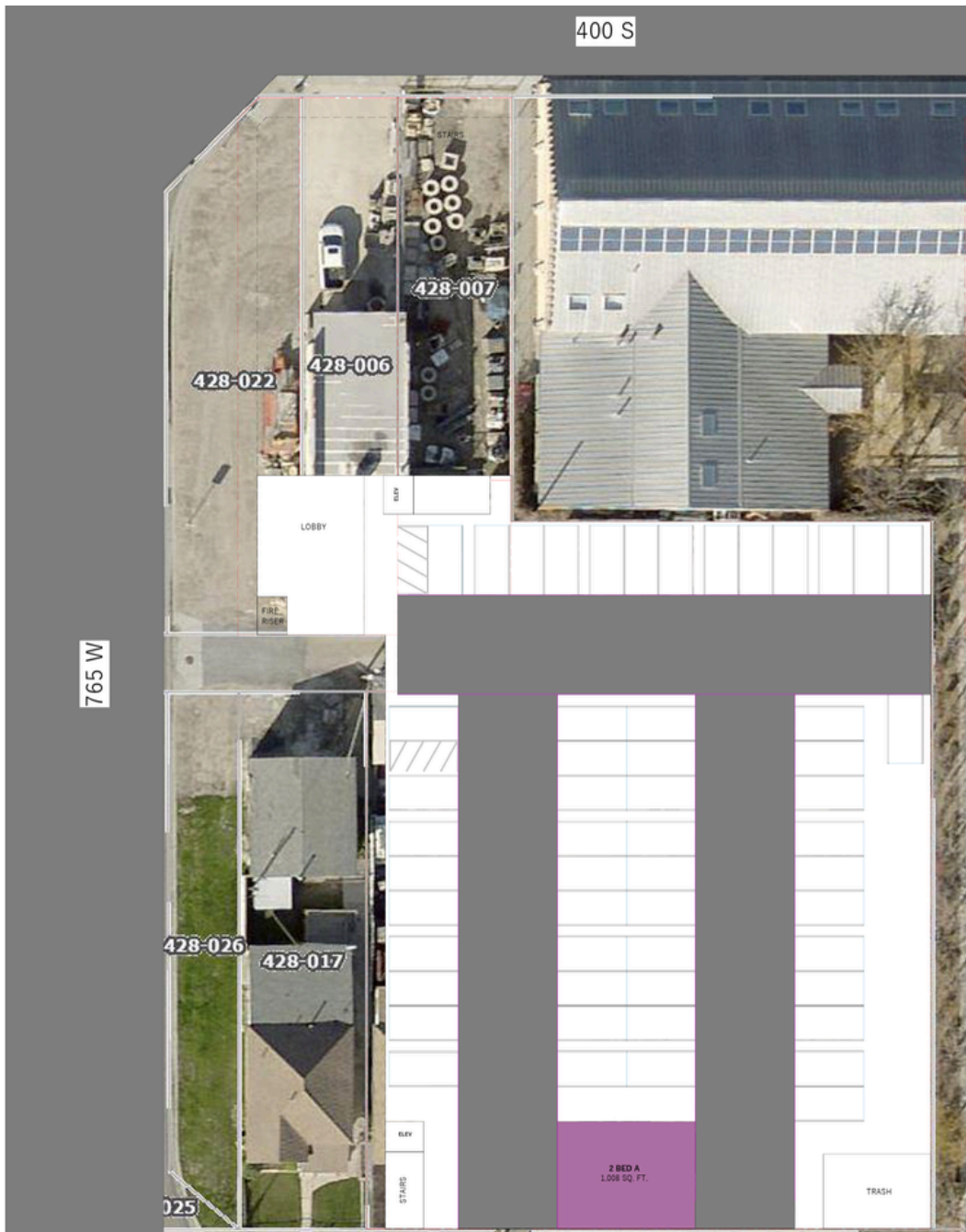


# PROPERTY DETAILS

|                  |                                                                           |
|------------------|---------------------------------------------------------------------------|
| Address          | 745 W 400 So, SLC, UT 84104                                               |
| Asset Type       | Multi Family Land                                                         |
| List Price       | \$3,545,784 (\$110/SF)                                                    |
| Building Size    | 3,025 SF                                                                  |
| Site Size        | .74 Acres                                                                 |
| Proposed Project | 180 Unit, 9 Stories                                                       |
| Parcel Number    | 15-02-428-006, 15-02-428-007, 15-02-428-008, 15-02-428-018, 15-02-428-019 |
| Zoning           | MU11                                                                      |
| Occupany         | Owner/user                                                                |



# SITE PLAN



## PARKING

### REQUIRED MIN: 45 STALLS

- 1 BED: 1 STALL
- 2 BED: 1.25 STALLS
- 3 BED: 1.25 STALLS
- AFFORDABLE REDUCTION: .25
- TRANSIT REDUCTION: .25

STANDARD: 51 STALLS

ADA: 3 STALLS

**TOTAL: 54 STALLS**

**LEVEL 1**  
2 BED 1 UNITS

|       | <u>TOTAL</u> | <u>78 UNITS</u> |  |
|-------|--------------|-----------------|--|
| 1 BED | 34 UNITS     | 43%             |  |
| 2 BED | 20 UNITS     | 26%             |  |
| 3 BED | 24 UNITS     | 31%             |  |

|       | <u>LEVEL 2</u> |  |
|-------|----------------|--|
| 1 BED | 7 UNITS        |  |
| 2 BED | 5 UNITS        |  |
| 3 BED | 6 UNITS        |  |

NOTE\* OPTION IS DESIGNED FOR AFFORDABLE HOUSING

# SITE PLAN





# LOCAL AREA MAP

