

FOR SALE

MILLCREEK MEDICAL OFFICE CONDO

1345 East 3900 South | Suite 212 | Millcreek, Utah 84124

Property Highlights

- 1,610 SF
- Price: \$425,000
- 5 Fully Built-Out Operatories
- Reception & Waiting Areas
- Plug-and-Play – Ready for Dental or Medical Practice
- Prime East Millcreek / East Central Valley location
- Minutes from I-215 and I-80 for easy access across the Valley
- Close to St. Mark's Hospital, Intermountain Medical Center, and other medical providers
- Surrounded by restaurants, cafés, retail, and professional services
- Established medical corridor with strong referral potential
- Ample shared parking for staff and patients
- Ideal For Dentists, specialists, or medical Professionals seeking a turnkey office in a highly accessible and desirable location



HIGHLAND DR

SITE



1300 EAST 21,000 ADT



3900 SOUTH 19,000 ADT



294 BEDS

ARTIE LUCERO

801.608.4909

alucero@legendcommercial.com

801.930.6750

www.legendcommercial.com

2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



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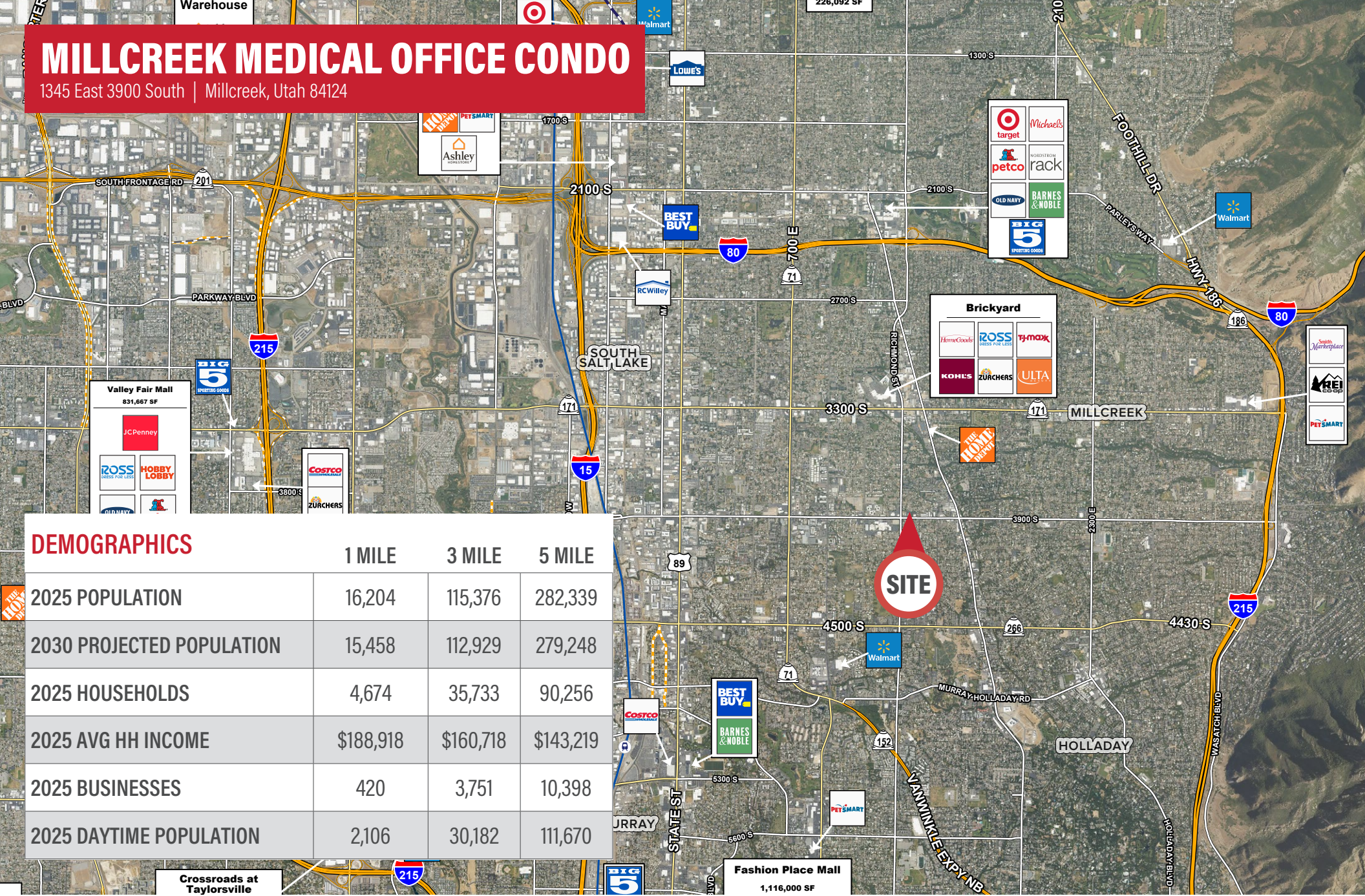
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	16,204	115,376	282,339
2030 PROJECTED POPULATION	15,458	112,929	279,248
2025 HOUSEHOLDS	4,674	35,733	90,256
2025 AVG HH INCOME	\$188,918	\$160,718	\$143,219
2025 BUSINESSES	420	3,751	10,398
2025 DAYTIME POPULATION	2,106	30,182	111,670

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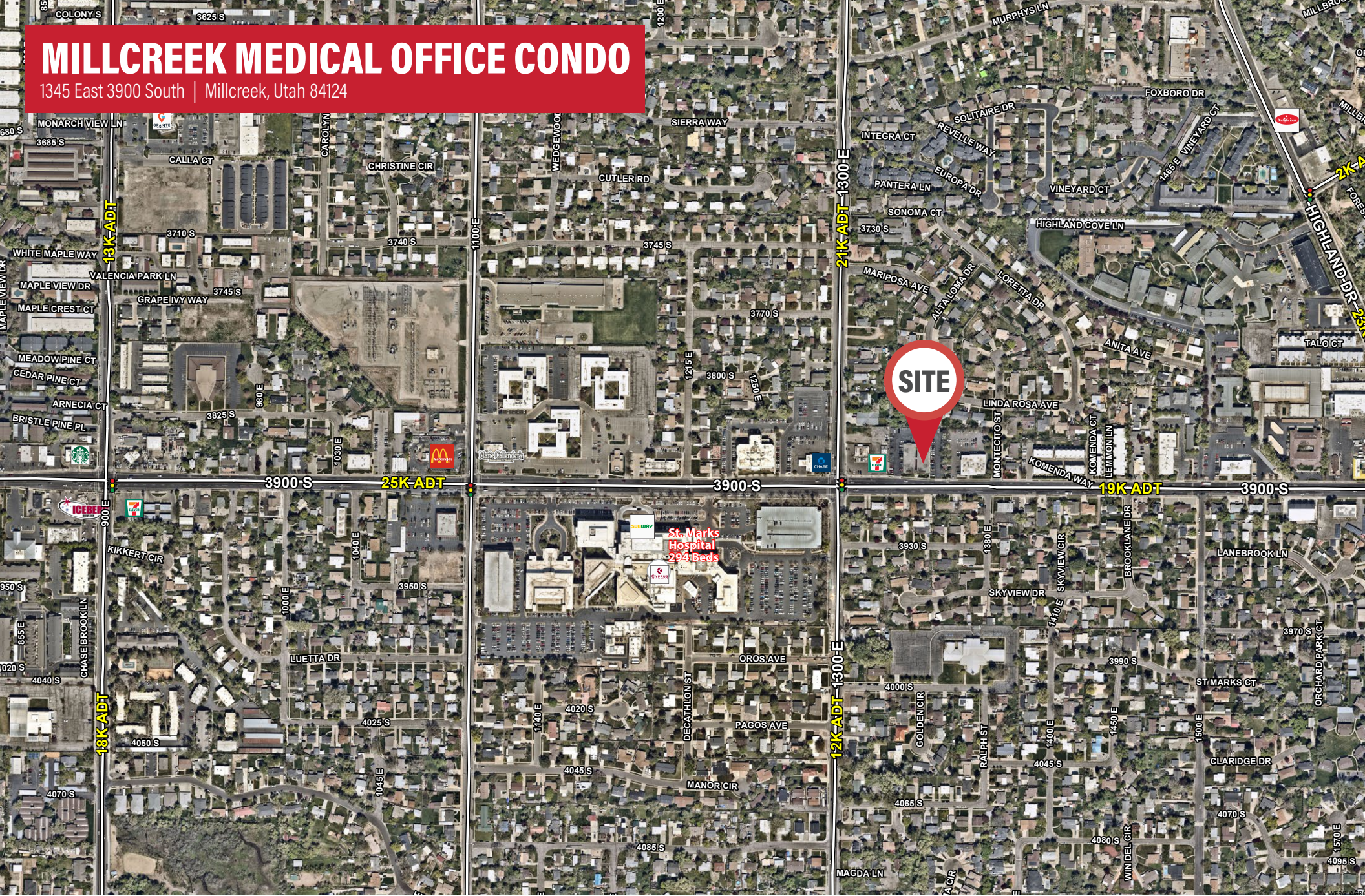
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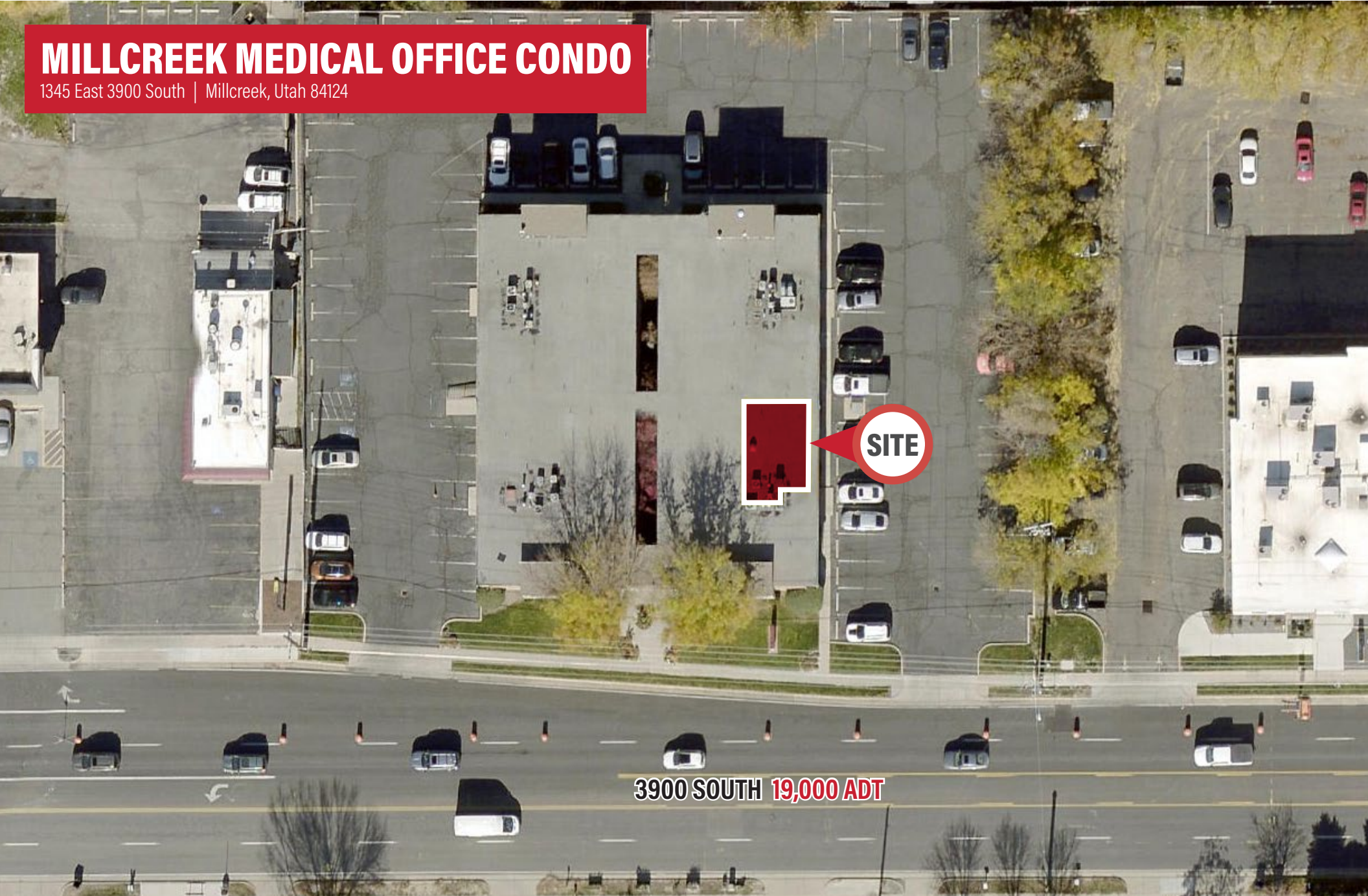
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