



FOR SALE

\$2,067,000

(\$185.30/SF)

Estimated Cap Rate:

6.8%



William Riedel

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Toni Carter

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MULTI-TENANT SUGARHOUSE OFFICE

1512-1524 S. 1100 E.

Salt Lake City, Utah 84105

PROPERTY HIGHLIGHTS

- 11,153 Square Feet
- 0.45 Acre Lot Size
- 30 Parking Spaces
3 Covered (Unassigned)
- Fully Leased (0% Vacancy)
- Value Add Opportunity
- Rent Roll Available Upon Request

CALL TODAY FOR A TOUR

1512-1524 S. 1100 E.

Salt Lake City, Utah 84105

FOR SALE

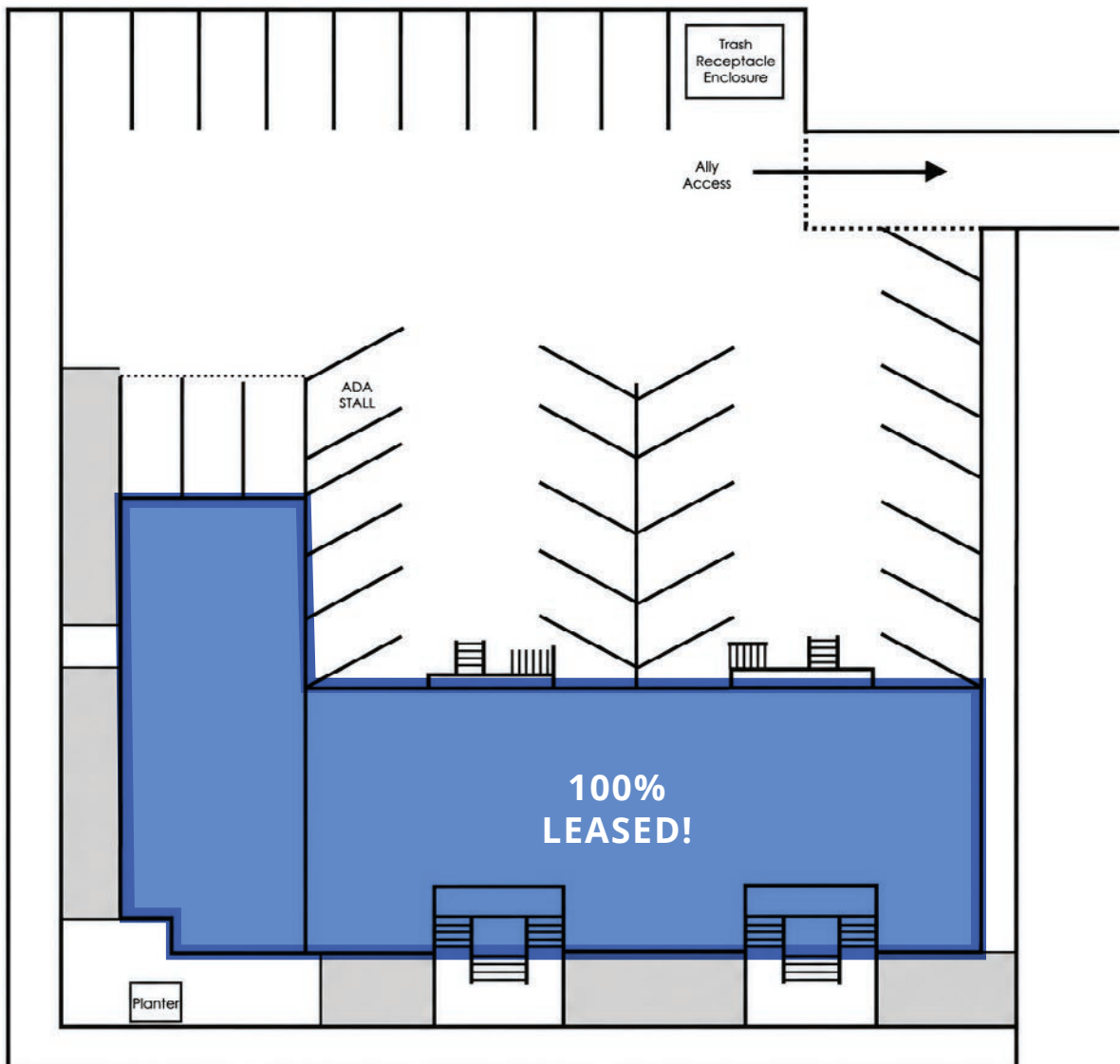
MULTI-TENANT SUGARHOUSE OFFICE

Fantastic eastside location with easy access to downtown and close to I-80 and I-215. The heart of Sugar House is only a few blocks away to the south and the excitement of the 9th and 9th area only blocks away to the north. On and off-street parking is abundant. This office is a high-traffic, highly visible, highly walkable, prime location for professional business.



30
Parking Spaces
3 Covered (Unassigned)

KENNINGTON AVENUE



1100 EAST





Key Points

3 Miles



160k

Population
(2025)



5.4%

Population Growth
2025-2030



33.5

Median Age



2.02

Average Household
Size



\$127.5k

Average Household
Income



	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	23,386	160,015	305,780
2030 Projected	23,609	168,587	318,662
Households			
2025 Estimated	10,977	75,615	133,881
2030 Projected	11,485	82,570	144,213
Income			
2025 Median HHI	\$102,231	\$83,161	\$82,349
2025 Average HHI	\$157,004	\$127,522	\$123,710
2025 Per Capita	\$72,909	\$60,353	\$54,259



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COLDWELL BANKER
 REALTY

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