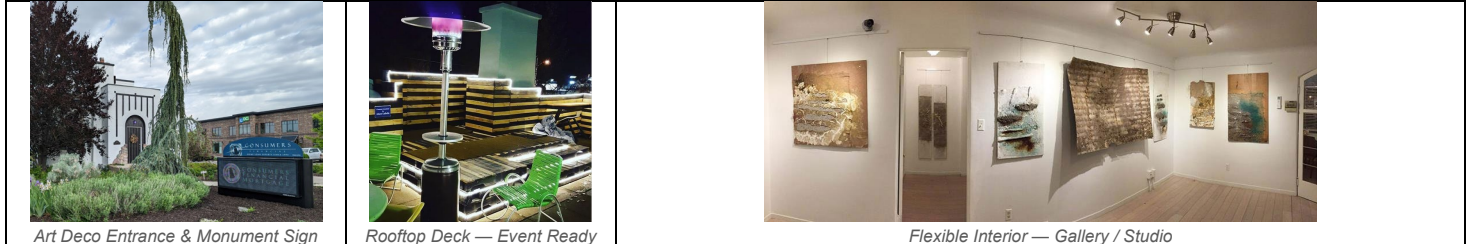


IN THE CENTER OF IT ALL

Iconic Architecture | Event-Ready Rooftop

2834 Highland Dr, Salt Lake City, UT 84106

PRICE \$967,000	BUILDING SIZE 2,585 SF	YEAR BUILT 1937	PRO FORMA CAP RATE 7.35%
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This landmark Sugar House property is one of the coolest commercial buildings on the market in Salt Lake City — a one-of-a-kind Art Deco / Streamline Moderne landmark with character that can't be replicated in new construction. With 20,000+ vehicles passing daily and a prominent electronic monument sign, this is some of the highest traffic exposure available anywhere in the city at this price point — few properties on the market offer this much visibility per dollar.

Beautifully preserved and full of original detail — porthole windows, curved lines, and a genuinely distinctive façade — this property stands as one of Utah's most architecturally unique commercial assets. Its historic character, timeless design, and landmark presence create a competitive advantage seldom found in today's office and mixed-use inventory, giving the next owner real pricing power with the opportunity to lease space in the \$30–\$35/SF range — well above what's typical for comparable office product in the valley.

The building features four separate entrances and three versatile floors totaling 2,585 square feet, plus a 350-square-foot rooftop deck with panoramic views and a built-in stage. Offered fully vacant, this layout supports both single- and multi-tenant configurations — ideal for 1031 exchange buyers, partial owner-users, and investors looking to lease up at premium rates. The rooftop patio adds a rare revenue and lifestyle amenity, perfect for tenant functions, private events, brand activations, or boutique rooftop gatherings.

The layout and visibility make the property exceptionally well-suited for a variety of uses, including salon or spa concepts, medical or wellness offices, boutique professional suites, gallery or creative space, multi-unit office configurations, and rooftop events or B&B-style private functions.

KEY HIGHLIGHTS

- Among the highest traffic counts in Salt Lake City for the price — 20,000+ vehicles/day on Highland Drive
- Offered vacant with the opportunity to lease at \$30–\$35/SF, driven by visibility, signage, and one-of-a-kind character
- Iconic Art Deco landmark with electronic monument signage and unmatched curb appeal
- Flexible single-tenant or multi-tenant occupancy across 2,585 SF
- Event-capable rooftop patio with stage and panoramic views
- Ample on-site parking (12 spaces)

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