

FOR SALE

# 8823 S Redwood Rd, Suite B

West Jordan, Utah 84088



ASKING PRICE

**\$625,000**

TOTAL SF

**2,874 SF**

PRICE / SF

**~\$217 / SF**

BUILDING

**3-Story Condo**

Ben Turnbow | (801) 274-1200

# Property Overview

## About This Opportunity

A rare opportunity to acquire a fully tenanted, three-story office condo on West Jordan's high-traffic Redwood Road corridor.

With a mix of month-to-month tenancies and one lease running through May 2027, the property is perfectly positioned for an owner-user ready to phase into occupancy or an investor seeking immediate cash flow with long-term flexibility.

Three independently accessed floors provide versatility for a wide range of professional office uses, from single-tenant occupancy to continued multi-tenant income.



*Suite B outlined above*

- Three tenants in place — immediate income from day one
- Longest lease through May 2027; MTM leases offer flexibility
- Redwood Road corridor — strong visibility & daily traffic
- Minutes to I-15, Bangerter Hwy & South Valley amenities

# Tenancy & Location

## Current Rent Roll

FLOOR	TENANT	LEASE TERM
Basement	Pacific Insurance	Month-to-Month
Main Floor	Paramount Tax	Month-to-Month
Top Floor	Carlis Para	May 2027

**Longest Lease:** May 2027 | **Owner-User Flexibility:** 2 of 3 floors month-to-month

## Location Highlights

**Redwood Road Corridor** — One of the Wasatch Front's highest-traffic arterials

**I-15 Access** — Quick on-ramp access via 90th South interchange

**Bangerter Highway** — Minutes from the Bangerter via Redwood Road

**Professional Campus** — Surrounded by established office, medical & retail uses

**On-Site Parking** — Ample shared parking within the professional campus