

PRICE REDUCED



THE TRACY LOAN AND TRUST CO. BUILDING

Main Street Investment Opportunity

HIGHLIGHTS INCLUDE:

- The Tracy Loan and Trust Co. Building, which became part of the National Register of Historic Places in 1978, is an iconic landmark on Salt Lake City's historic Main Street
- Built in 1916 in the Neo-Classical Revival style, this building was designed by the renowned New York City architect Walter J. Cooper.
- A 15,000 square foot building on a D1-zoned 0.11-acre piece of land, offering versatile options for creative uses such as condo conversion, office, retail, or restaurant space
- Tastefully combines exquisite architectural elements like walnut panels, marble floors, stained glass vaulted ceilings, and bank vault, while incorporating modern structural and mechanical upgrades
- Coveted CBD location, adjacent to the magnificent The George S. and Dolores Doré Eccles Theater, offering year-round Broadway shows, concerts, and other entertainment events
- Within a 1-mile radius, there are 16,999 households with an impressive average annual income of \$100,014. The area has a population of 29,018 and 83,010 daytime workers

INVESTMENT SUMMARY

Address:	151 South Main Street Salt Lake City, Utah
Building Size:	15,000 sq. ft. total (5,000 sq. ft. basement) Buyer to verify
Occupancy:	Vacant
Site Size:	0.11 acres
Parcel Numbers:	16-06-105-01
Age:	1916
Zoning:	D-1 (Central Business District)
Sales Price:	\$3,250,000 (\$325 psf excluding basement, \$217 psf total)

Exclusive Advisors

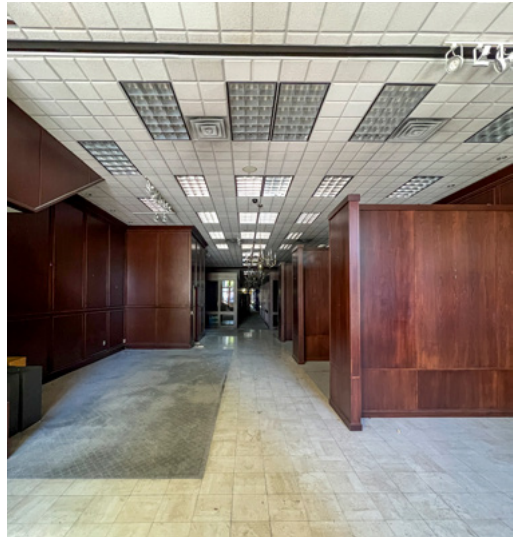
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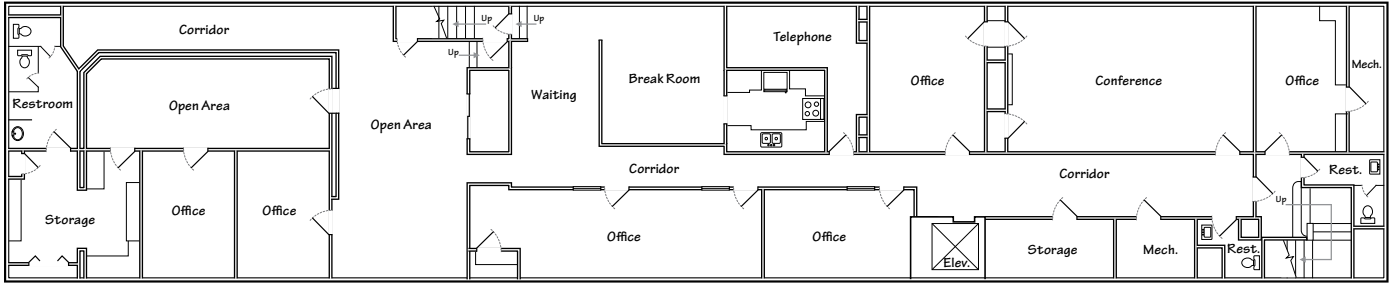
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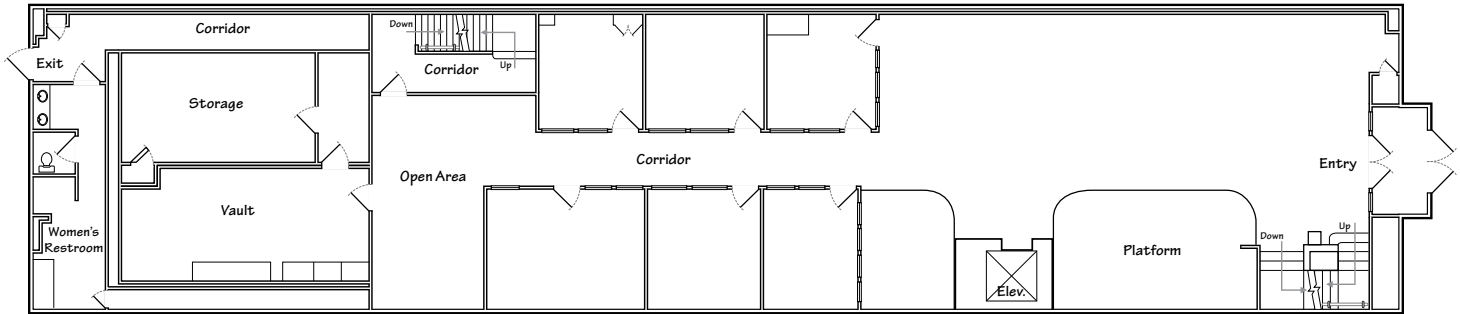


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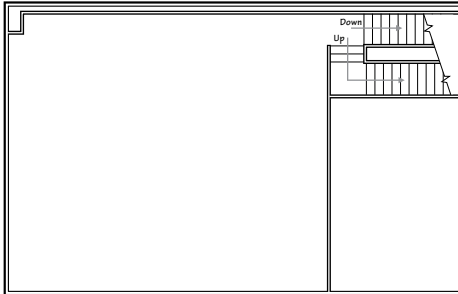
BASEMENT



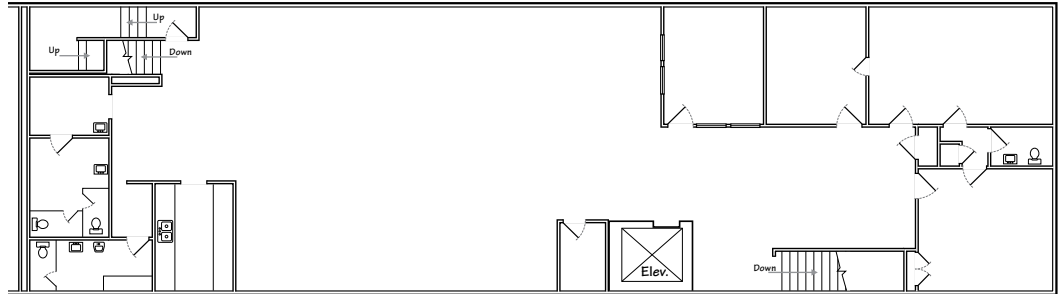
FIRST FLOOR



MEZZANINE



SECOND FLOOR



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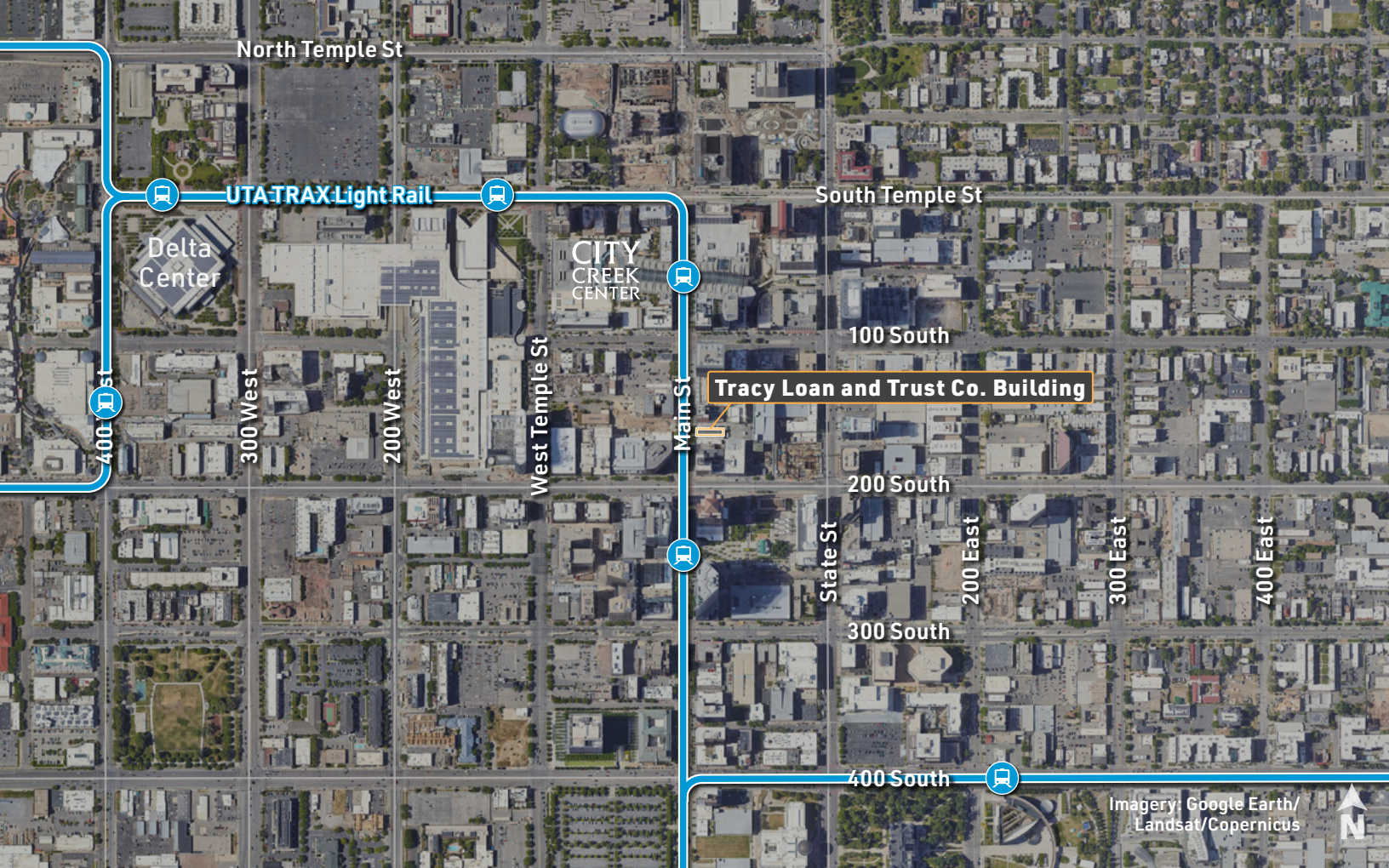
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Demographics	1 Mile	3 miles	5 miles
Population			
2024 Estimated	29,018	143,449	239,110
2029 Projected	35,036	153,592	252,079
Households			
2024 Estimated	16,999	65,342	102,306
2029 Projected	21,252	72,799	112,311
Income			
Average Household Income	\$100,014	\$108,334	\$116,676
Median Household Income	\$67,455	\$73,193	\$78,908
Per Capita Income	\$58,165	\$49,616	\$50,400

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