

MULTIFAMILY PROPERTY FOR SALE

7805 S MAIN - MIDVALE

7805 S Main St, Midvale, UT 84047



Location Description

Nestled in the heart of Midvale, 7805 S Main offers an idyllic location for investors considering duplex, multifamily properties. The area boasts a diverse array of attractions, including the renowned Fashion Place Mall, providing residents with a plethora of shopping, dining, and entertainment options. The property is also situated near the scenic Big Cottonwood Canyon, offering a tranquil retreat for nature enthusiasts and outdoor activities. With its close proximity to major transportation routes and the thriving Salt Lake City metro area, the location strikes a perfect balance between urban convenience and natural beauty, making it an enticing option for prospective low-rise/garden multifamily investors

Offering Summary

Sale Price:	\$749,000
Number of Units:	2
Lot Size:	5,084 SF
Building Size:	2,480 SF

Demographics 1 Mile 3 Miles 5 Miles

Total Households	6,179	50,686	129,458
Total Population	14,529	133,383	352,994
Average HH Income	\$90,795	\$104,707	\$113,988

CHRISTIE DAUGHERTY, CCIM

Associate Broker/Partner

702.400.1022

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Building Name	7805 S Main - Midvale, UT
Property Type	Multifamily
Property Subtype	Duplex
APN	21361010280000
Building Size	2,480 SF
Lot Size	5,084 SF
Building Class	B
Year Built	1977
Year Last Renovated	2020
Number of Floors	2
Number of Buildings	1

Motivated Seller - Currently Section 8 - Great income producing property in Midvale. Located near shopping, and easy access to 1-15 & I-80. Renovated in 2020 including, roof electrical, kitchen and bathrooms. Both units are occupied with Section 8 Tenants, each paying \$2,164 per month. Both units are currently occupied. Out of respect for our tenants, no showings until under contract. Information provided as a courtesy. Buyer to verify.



- Great Midvale Location
- 6 Bedrooms - 2 Bath
- Great Historical Rental Record
- Renovated in 2020

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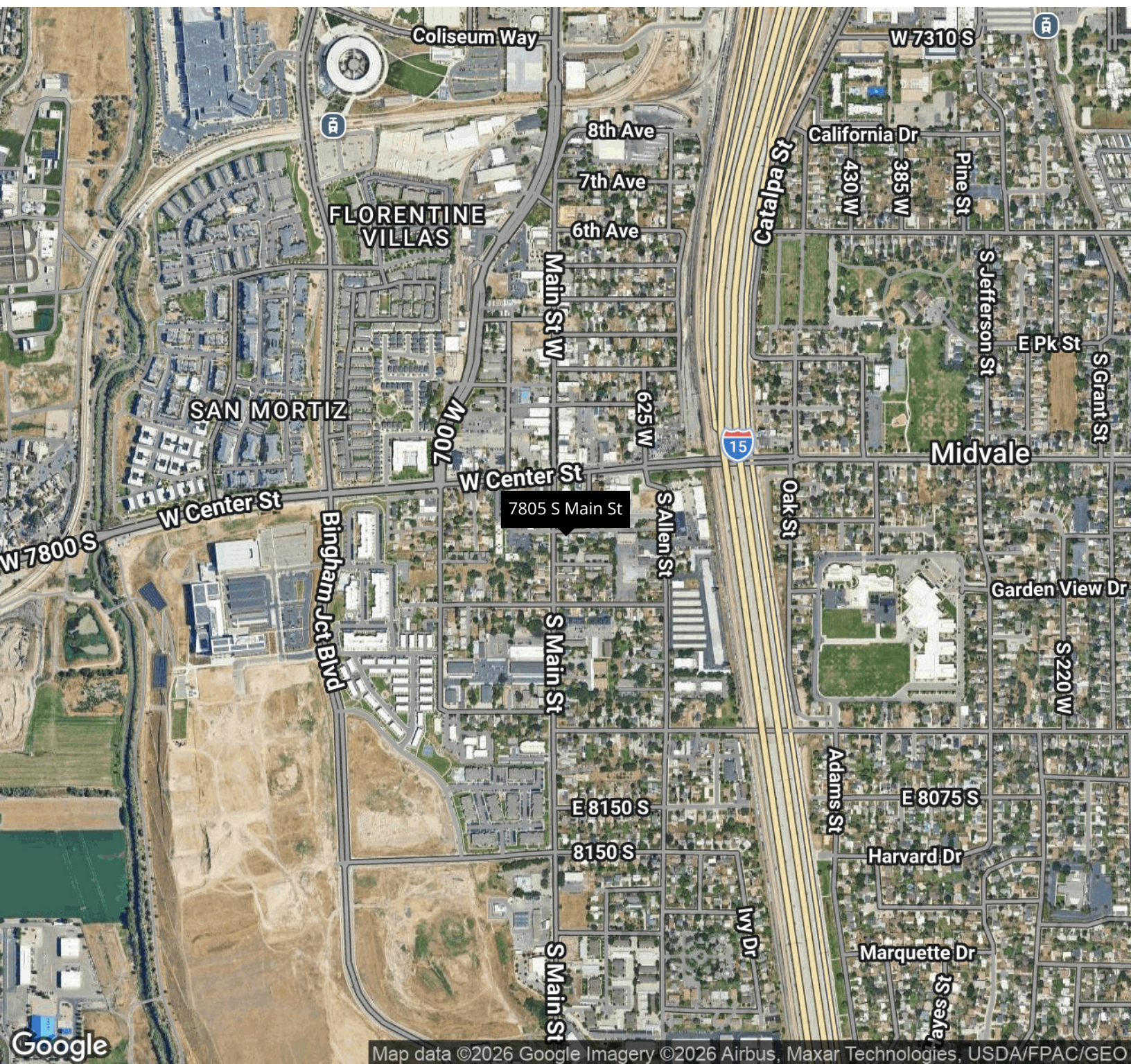
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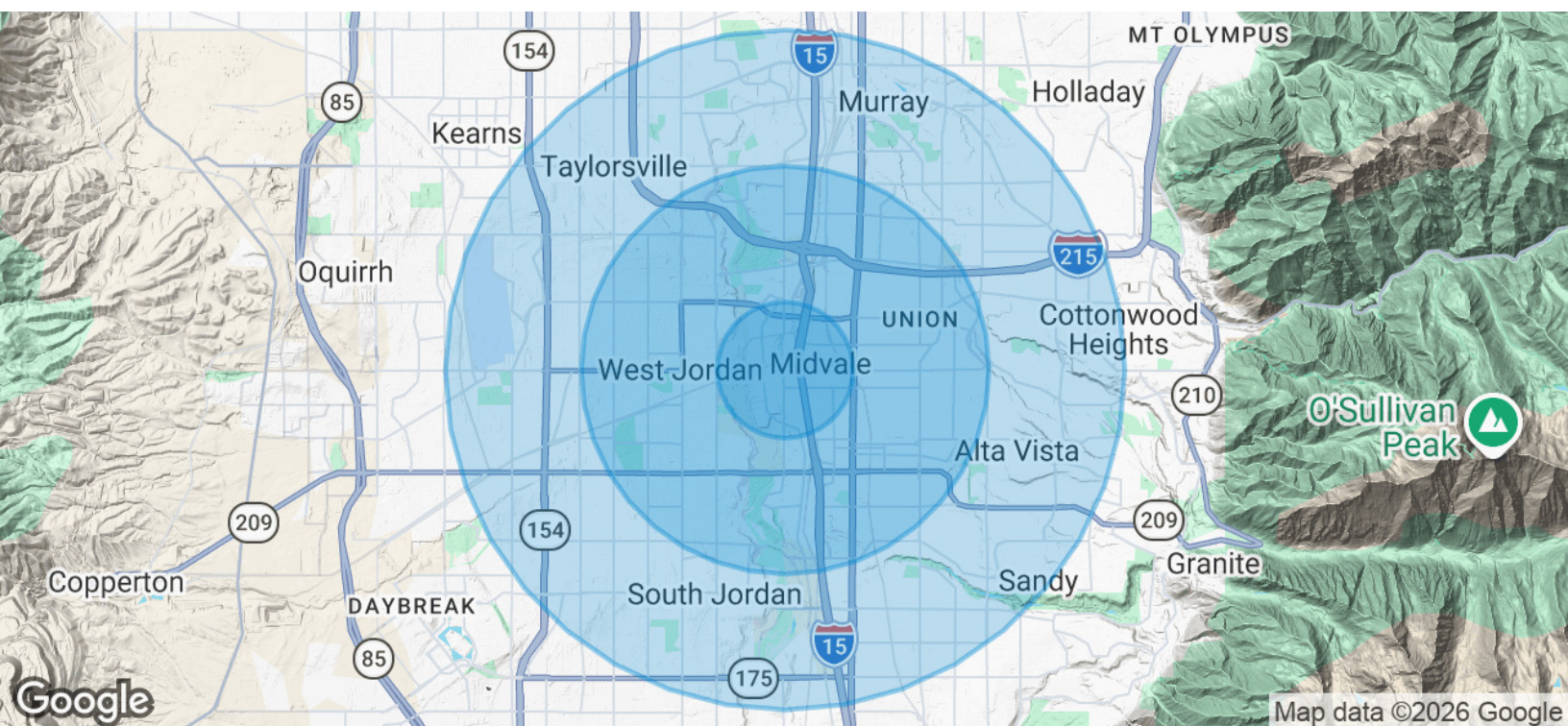
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Population	1 Mile	3 Miles	5 Miles
Total Population	14,529	133,383	352,994
Average Age	31.8	35.9	36.8
Average Age (Male)	32.1	35.3	36.0
Average Age (Female)	32.3	36.1	37.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,179	50,686	129,458
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$90,795	\$104,707	\$113,988
Average House Value	\$408,762	\$460,904	\$501,616

2023 American Community Survey (ACS)

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