



1485 SOUTH MAJOR STREET, SALT LAKE CITY 84115

# SALT LAKE CITY AUTO/RETAIL/FLEX FOR SALE



**PRICE REDUCTION!**

## Property Information

- 13,512 SF Mixed Use Building
- Site Size: 0.35 Acres
- Owner User or Investment Opportunity
- Great Use for Auto Shop, Retail or Warehouse
- 3 Phase | 400 Amp
- (1) 12'x12' GL Door, (1) 10'x10' GL Door & (2) 4'x8' GL Doors
- Clear Height: 14'
- South State Street RDA
- Zoned: CC (Commercial Corridor)
- Located Just off State Street
- Easy Access to I-15

## Demographics

	1 Mile	3 Mile	5 Mile
Population	16,745	148,482	315,457
Households	7,228	62,717	122,963
Avg. Household Income	\$37,291	\$45,879	\$48,357

## Traffic Counts

Kensington Ave: 24,090 Annual Average Daily Traffic  
 State Street: 24,150 Annual Average Daily Traffic

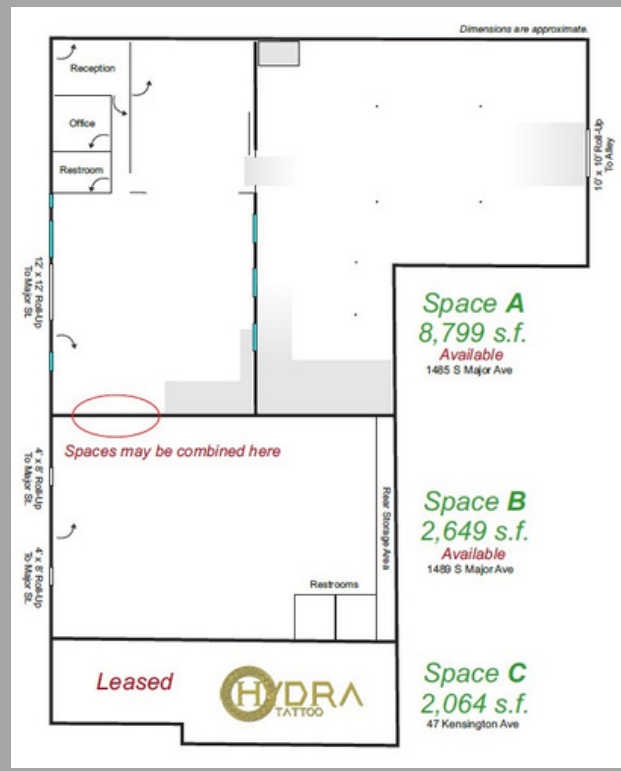
**PURCHASE PRICE REDUCTION! : from ~~\$2,900,000.00~~ to \$2,599,000.00**





# COMMERCIAL REAL ESTATE CONSULTANTS

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.