



OWNER USER OR INVESTMENT OPPORTUNITY

48 WEST BROADWAY (300 SOUTH), SALT LAKE CITY 84101

SELLER FINANCING AVAILABLE | PRICE REDUCTION
\$13,500,000.00 (\$253/SF)



PROPERTY INFORMATION

- Building Size: 53,285 RSF
- Zoning: D-1 (Central Business District)
- Year Built: 1990 with Newly Remodeled Common Areas and Lobby
- Occupancy: 62%
- 51% Potentially Available for Owner/User
- Excellent Views of Downtown
- Walking Distance to TRAX Station

FINANCIAL DETAILS

Gross Income (Proforma): \$ 1,035,532.00
 Estimated Expenses: \$263,182.00
 Purchase Price Reduced: \$13,500,000.00
 Seller Financing Available - Contact Agent for Details

HIGHLIGHTS

- Perfect opportunity for office owner-user or investment in downtown Salt Lake City
- The option to purchase an office building in downtown Salt Lake City is rare due to scarce inventory
- Immediate freeway access to I-80 and I-15 via 500 South and 600 South
- Strong demographics with average annual household income of \$87,122 and population of 240,698 within a 5 mile radius
- Secured underground parking available *
- High quality finishes and design maintained throughout

DEREK KLOPFER

801.617.1700

COLTER SMITH

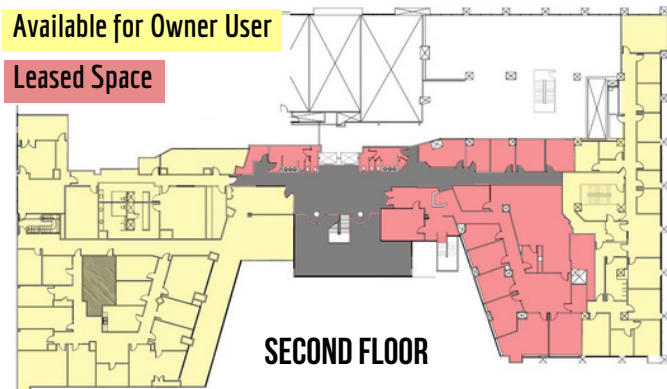
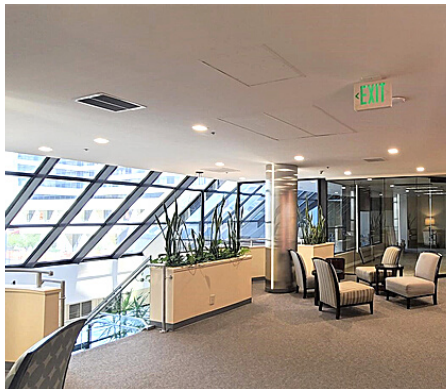
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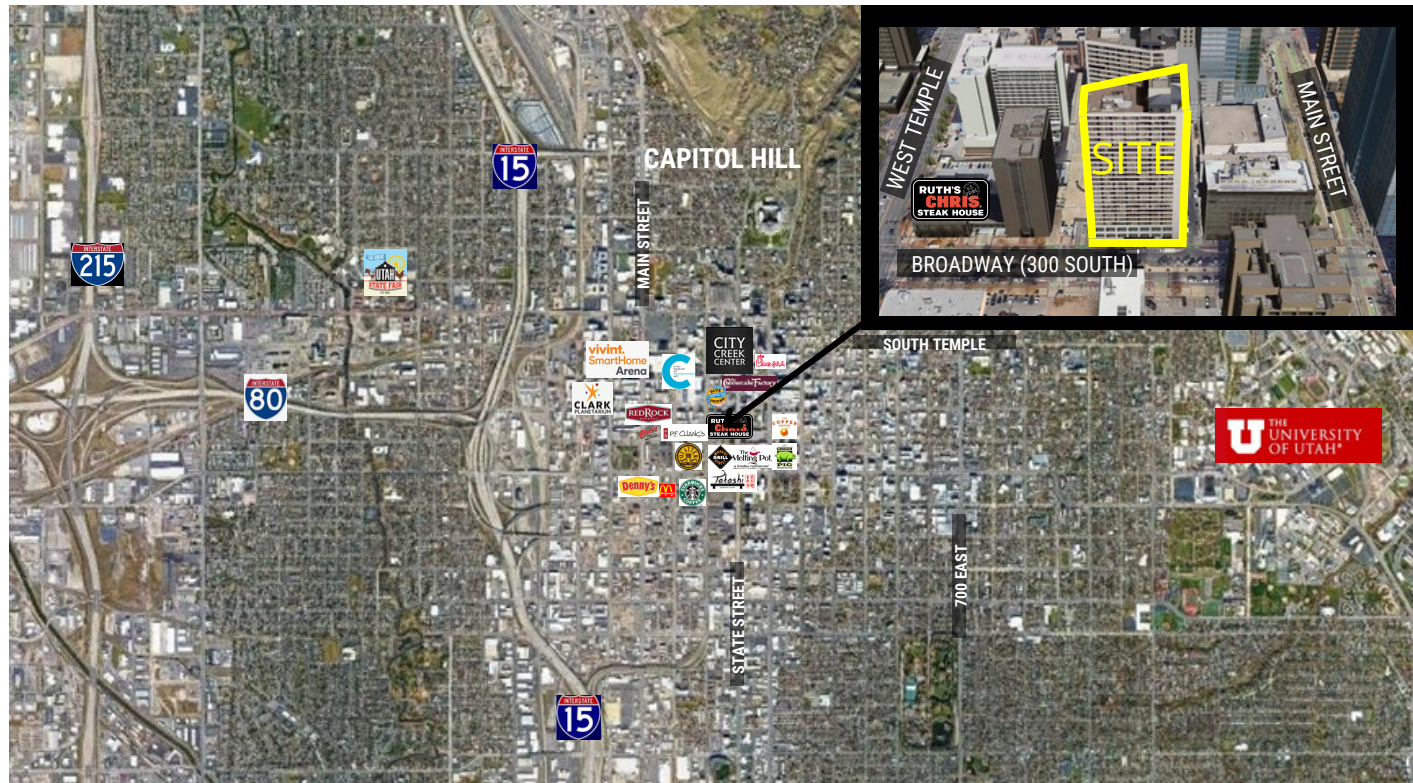


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-  UNIVERSITY OF UTAH
5 MINS
-  22 HIKING TRAILS
10 MINS
-  AIRPORT
10 MINS
-  15 GOLF COURSES
15 MINS
-  5 SKI RESORTS
30 MINS



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.

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