

1345 EAST 3900 SOUTH, SALT LAKE CITY 84124



## PROPERTY INFORMATION

- UNIT 215/216: 1,489 SF AVAILABLE
- MEDICAL/GENERAL OFFICE SPACE
- AMPLE PARKING: 5.39/1,000 SF
- ADJACENT TO ST. MARKS HOSPITAL
- GREAT CENTRAL VALLEY LOCATION
- MANY RETAIL & RESTAURANT AMENITIES NEARBY
- HIGHLY VISIBLE OFF 3900 SOUTH

LEASE RATE: \$11.50/SF NNN

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	17,501	145,428	317,368
TOTAL HOUSEHOLDS	7,200	58,049	124,862
AVG. HOUSEHOLD INC.	\$59,108	\$61,010	\$61,625

## FINANCIAL INFORMATION

OWN FOR \$1,183.00/MONTH  
- BASED ON 10% DOWN, FINANCED THROUGH SBA AT  
5% INTEREST ON A 20 YEAR AMORTIZATION -

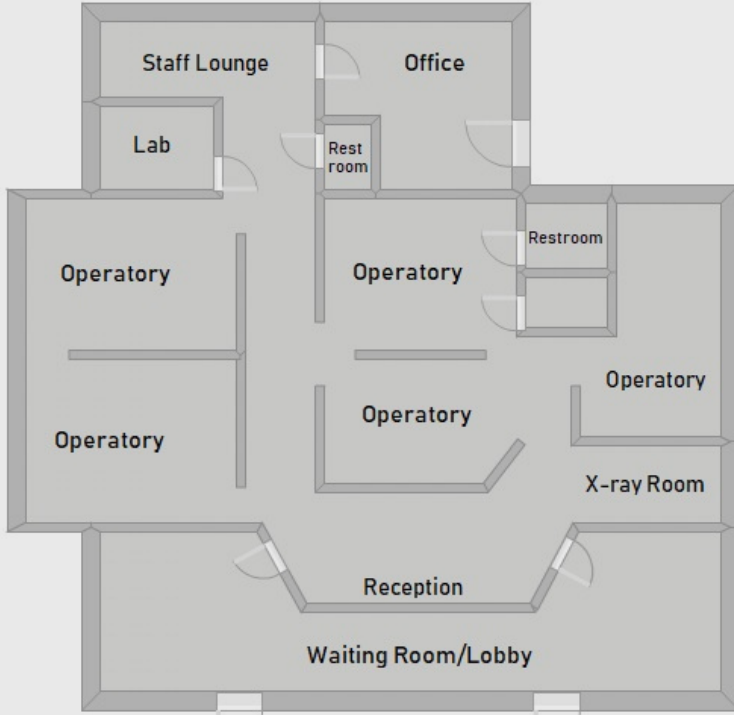
**SALE PRICE REDUCED!**  
from ~~\$237,000.00~~ to \$200,000.00



nationwide

# COMMERCIAL REAL ESTATE CONSULTANTS

1345 EAST 3900 SOUTH, SALT LAKE CITY 84124



Unit 215/216: 1,489 SF Medical Office



MATT MANGUM

MATT.MANGUM@CRCNATIONWIDE.COM

801.617.1700

KELLEN.KONCAR@CRCNATIONWIDE.COM

KELLEN KONCAR