



# COMMERCIAL REAL ESTATE CONSULTANTS



449 EAST 3900 SOUTH, SALT LAKE CITY 84107

**PRICE REDUCTION!! | Seller Financing Available**

**\* Payments as Low as \$4,000.00 per Month**



## Property Information

- 12,000 SF Retail/Warehouse Available
- Fenced Yard
- Clearance Height: 13.5'
- Site Size: 0.45 Acres
- (3) 10' x 12' GL Doors
- (1) 12' x 9' GL Door
- 3 Phase Power / 400 Amp
- 63' of Frontage on 3900 South
- Zoning: CC (Commercial Corridor)
- Easy Access to I-15

**LEASE RATE REDUCED!**  
from ~~\$0.44/SF NNN~~  
to **\$0.35/SF MONTH NNN**

## Demographics

	1 Mile	3 Mile	5 Mile
Population	22,118	141,423	365,015
Households	9,137	57,036	139,751
Avg. Household Income	\$47,490	\$53,387	\$59,556

## Traffic Counts

3900 South: 33,620 Annual Average Daily Traffic  
500 East: 7,135 Annual Average Daily Traffic

**SALE PRICE REDUCED!**  
from ~~\$1,200,000~~ to **\$995,000.00**  
**- Seller Financing Available -**

DEREK KLOPFER

**801.617.1700**

DANEILE SNELLING

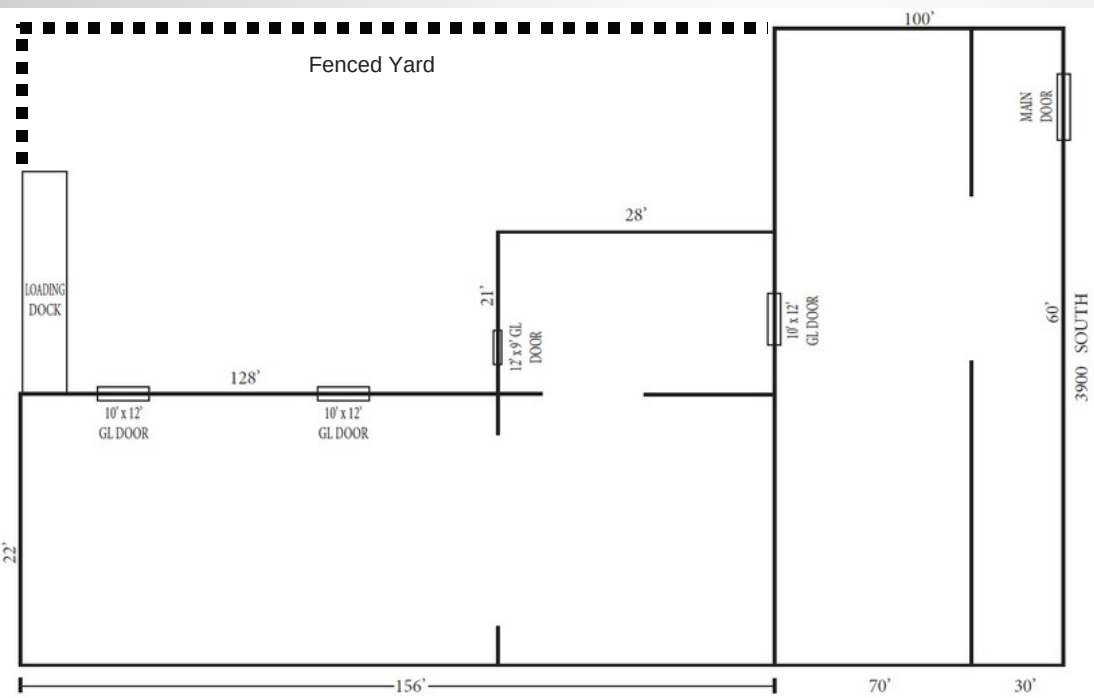
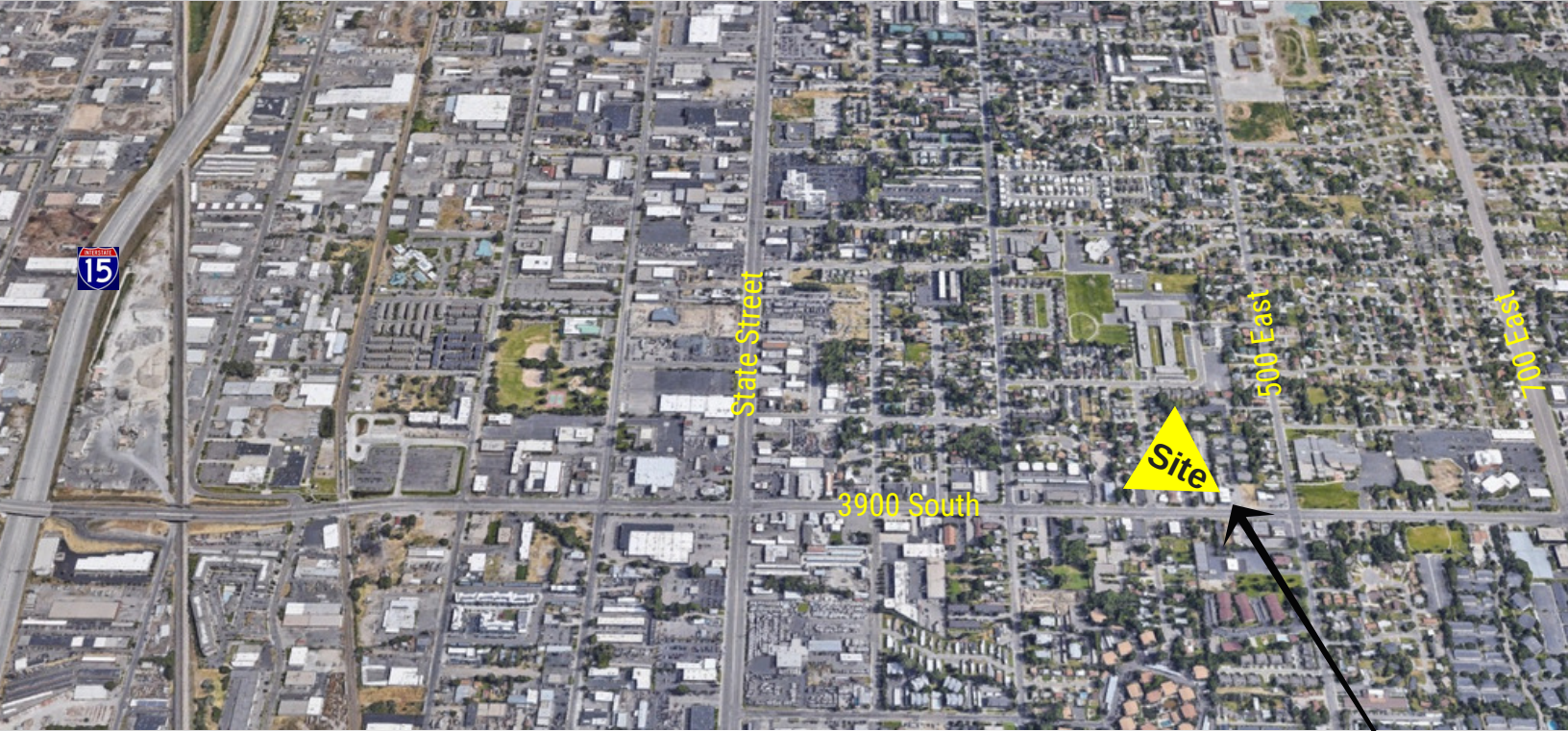
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