

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT**SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com**

List Price : \$174,900 MLS # : 707715 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 1922 E 3300 S Zoning : COMM
 City : Salt Lake City UT, 84106 Subdivis :
 Quadrant : SE Coord : 3300/1922 Area : 102 Site Desc: Tenant Occupied

Offrng Type: Sale

Bldg SqFt : 910 Yr Built : 1951
 Office SqFt : 0 Taxes : \$956
 Wrhse SqFt : 0 Acres : 0.11
 # of Bldgs : 0 Covrd Pkg: 0
 # of Floors: 0 Uncvld Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms :
 Feats/Info :
 Inclusions :

Remarks : PERFECT FOR DOCTOR'S OFFICE, INSURANCE BUSINESS FLORAL SHOP YOU NAME IT. RIGHT ON 3300 S
 GREAT VISABILITY. OWNER/BROKER. LONG TERM TENANT MAKE OFFER BEFORE INSPECTION. OWNER/
 BROKER

List Price : \$175,000 MLS # : 689258 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 3280 W 3500 S #2 Zoning : C-2
 City : West Valley City UT, 84119 Subdivis : METES & BOUNDS
 Quadrant : SW Coord : 3500/3280 Area : 110 Site Desc: Tenant Occupied
 Offrng Type: Sale

Bldg SqFt : 1102 Yr Built : 1971
 Office SqFt : 1107 Taxes : \$1,540
 Wrhse SqFt : 0 Acres : 0.17
 # of Bldgs : 1 Covrd Pkg: 0
 # of Floors: 1 Uncvld Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 7405 Lot Side : 0
 Lot Back : 0
 Terms :
 Feats/Info : Paved Parking, Security Lighting /
 Baths, Private, Baths, Public, Blinds,
 Carpets, Handicap Access
 Inclusions : Real Estate

Remarks : Maintained medical office in heart of city. Current use is dentist office. Lots of prkng,
 easy access, 3 exam rms, reception area, private office, 2 bthrms, lab & x-ray rooms. Byr
 to vrfy all info & sq ft. Call for access. Located behind Everest College.

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$175,000 MLS # : 723373 Status : ACT Type : Office
 Lease Price : \$16.00 Per : Sale Price perSold Price : \$0 Bus Type :
 Address : 8505 S REDWOOD RD Zoning : COM
 City : West Jordan UT, 84088 Subdivis :
 Quadrant : SW Coord : 8500/1700 Area : 109 Site Desc: Vacant Bldg

Offrng Type: Sale, Sale / Lease Option, Lease

Bldg SqFt : 83000 Yr Built : 2007
 Office SqFt : 83000 Taxes : \$1
 Wrhse SqFt : 0 Acres : 2.00
 # of Bldgs : 3 Covrd Pkg: 0
 # of Floors: 3 Uncvrd Pkg: 160
 # of Units : 0 Ceiling : 10
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms : Conv, SBA
 Feats/Info :
 Inclusions : Real Estate

Remarks : Master planned office park consisting of three buildings totaling 83,000 sq ft. First class finishes. For sale or lease. \$20.00 per sq ft tenant improvement allowance. Purchase price \$175.00 per sf.

List Price : \$185,000 MLS # : 714657 Status : ACT Type : Office
 Lease Price : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 65 N 1000 W Zoning : CC
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 65/1000 Area : 111 Site Desc: Tenant Occupied
 Offrng Type: Sale

Bldg SqFt : 1296 Yr Built : 1902
 Office SqFt : 0 Taxes : \$968
 Wrhse SqFt : 0 Acres : 0.10
 # of Bldgs : 0 Covrd Pkg: 0
 # of Floors: 0 Uncvrd Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms :
 Feats/Info :
 Inclusions :

Remarks : Possible investment property or owner occupy. Office in front, residence in rear. Tenants on month to month lease, but can renew or vacate. Good visibility. Zoning CC (Commercial Corridor). May be purchased with 63 N. 1000 W.

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$185,000 MLS # : 714662 Status : ACT Type : Office
 Lease Price : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 63 N 1000 W Zoning :
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 63/1000 Area : 111 Site Desc: Tenant Occupied

Offrng Type: Sale

Bldg SqFt : 1304 Yr Built : 1910
 Office SqFt : 0 Taxes : \$1,136
 Wrhse SqFt : 0 Acres : 0.16
 # of Bldgs : 0 Covrd Pkg: 0
 # of Floors: 0 Uncvld Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms :
 Feats/Info :
 Inclusions :

Remarks : Possible investment property or owner occupy. Office in front, residence in rear. Tenants on month to month lease, but can renew or vacate. Good visibility. Zoning CC (Commercial Corridor). May be purchased with 65 N. 1000 W.

List Price : \$185,900 MLS # : 683155 Status : ACT Type : Office
 Lease Price : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 2580 S MAIN ST Zoning : CN
 City : Salt Lake City UT, 84115 Subdivis :
 Quadrant : SW Coord : 2580/0 Area : 102 Site Desc: Tenant Occupied

Offrng Type: Sale

Bldg SqFt : 585 Yr Built : 1969
 Office SqFt : 504 Taxes : \$1,018
 Wrhse SqFt : 0 Acres : 0.00
 # of Bldgs : 2 Covrd Pkg: 0
 # of Floors: 1 Uncvld Pkg: 0
 # of Units : 2 Ceiling : 7
 Lot Front : 112 Lot Side : 25
 Lot Back : 112
 Terms : Conv
 Feats/Info : Baths, Private, Fireplace
 Inclusions : Real Estate

Remarks : Two separate office buildings: 2580 and 2590 S Main. Great Main Street Address on small lot. 2590 has brand new roof. Both properties are rented month-to-month. (If buy with Listing #670270 will own entire block frontage.)

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$247,500 MLS # : 707320 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 5673 S REDWOOD RD Zoning :
 City : Taylorsville UT, 84123 Subdivis : EXCHANGE PLACE
 Quadrant : SW Coord : 5673/1800 Area : 104 Site Desc: Owner Occupied

Offrng Type: Sale

Bldg SqFt : 1920 Yr Built : 1998
 Office SqFt : 1920 Taxes : \$2,447
 Wrhse SqFt : 0 Acres : 0.01
 # of Bldgs : 1 Covrd Pkg: 0
 # of Floors: 2 Uncvd Pkg: 0
 # of Units : 2 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms : Conv
 Feats/Info : Paved Parking / Basement, Baths,
 Private, Blinds, Carpets, Handicap
 Access, Handicap RestRm, Kitchen
 Inclusions : Real Estate

Remarks :

List Price : \$247,500 MLS # : 707322 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 5673 S REDWOOD RD Zoning :
 City : Taylorsville UT, 84123 Subdivis : EXCHANGE PLACE
 Quadrant : SW Coord : 5673/1800 Area : 104 Site Desc: Owner Occupied

Offrng Type: Sale

Bldg SqFt : 1920 Yr Built : 1998
 Office SqFt : 1920 Taxes : \$2,447
 Wrhse SqFt : 0 Acres : 0.01
 # of Bldgs : 1 Covrd Pkg: 0
 # of Floors: 2 Uncvd Pkg: 0
 # of Units : 2 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms : Conv
 Feats/Info : Paved Parking / Basement, Baths,
 Private, Blinds, Carpets, Handicap
 Access, Handicap RestRm, Kitchen
 Inclusions : Real Estate

Remarks :

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$263,000 MLS # : 707907 Status : ACT Type : Office

Lease Price : \$263,000.00 Per : Sale Price Sold Price : \$0 Bus Type :

Address : 2880 W 5400 S Zoning :

City : Taylorsville UT, 84118 Subdivis :

Quadrant : SW Coord : 5400/2880 Area : 110 Site Desc: Vacant Bldg, Va

Offrng Type: Sale

Bldg SqFt : 0 Yr Built : 1953
 Office SqFt : 0 Taxes : \$805
 Wrhse SqFt : 0 Acres : 0.60
 # of Bldgs : 0 Covrd Pkg: 0
 # of Floors: 0 Uncvld Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms :
 Feats/Info :
 Inclusions :

Remarks : *ATTENTION INVESTORS* also see mls #707905 Ready to be re-zoned city is waiting on a plan for 10 unit multi-family or office professional. Great location. see remarks for key box code. Trax will be running on 5400 South Sold AS-IS. Buyer to verify all

List Price : \$264,900 MLS # : 735419 Status : ACT Type : Office

Lease Price : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :

Address : 759 E 12400 S Zoning : RES

City : Draper UT, 84020 Subdivis : DRA[ERVILLE

Quadrant : SE Coord : 12400/759 Area : 108 Site Desc: Vacant Bldg

Offrng Type: Sale

Bldg SqFt : 1344 Yr Built : 1946
 Office SqFt : 1300 Taxes : \$1,082
 Wrhse SqFt : 300 Acres : 0.17
 # of Bldgs : 3 Covrd Pkg: 1
 # of Floors: 1 Uncvld Pkg: 8
 # of Units : 3 Ceiling : 8
 Lot Front : 85 Lot Side : 85
 Lot Back : 85
 Terms : Conv, SBA, See Remarks
 Feats/Info : Covered Parking, Paved Parking, RV
 Parking, Sheds, Warehouse / Basement,
 Blinds, Carpets, Kitchen, Laundry
 Central, Range/Oven, Refrigerator
 Inclusions : See Remarks

Remarks : This home is in the Commercial Buffer Zone for Draper. The owner is applying now for Re-Zone to Commercial. Perfect for Draper Location Offices or other. Priced to sell! Key Boxed for easy showing.

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$267,000 MLS # : 707905 Status : ACT Type : Office
 Lease Price : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 2860 W 5400 S Zoning :
 City : Taylorsville UT, 84118 Subdivis :
 Quadrant : SW Coord : 5400/2860 Area : 110 Site Desc: Vacant Bldg, Va

Offrng Type: Sale

Bldg SqFt : 0 Yr Built : 1952
 Office SqFt : 0 Taxes : \$832
 Wrhse SqFt : 0 Acres : 0.57
 # of Bldgs : 1 Covrd Pkg: 0
 # of Floors: 0 Uncvld Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms : Conv
 Feats/Info :
 Inclusions :

Remarks : *ATTENTION INVESTORS* also see mls #707907 .Ready to be re-zoned city is waiting on a plan for 10 unit multi-family or office professional. Great location. see remarks for key box code. Sold AS-IS. Buyer to verify all.

List Price : \$289,000 MLS # : 709436 Status : ACT Type : Office
 Lease Price : \$2,200.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 5359 HAMLIN ST Zoning :
 City : Murray UT, 84123 Subdivis :
 Quadrant : SW Coord : 5300/570 Area : 104 Site Desc: Tenant Occupied
 Offrng Type: Sale, Lease

Bldg SqFt : 2707 Yr Built : 1958
 Office SqFt : 0 Taxes : \$844
 Wrhse SqFt : 0 Acres : 0.19
 # of Bldgs : 2 Covrd Pkg: 0
 # of Floors: 0 Uncvld Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms :
 Feats/Info : Basement
 Inclusions :

Remarks : Great location on 5300 South, Corner lot, Two block west of I-15. Great potential. Current Zoning is master planned for mixed use, Check with Murray City on uses. LOCATION, LOCATION, LOCATION, Do not desiturb tenants.

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

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List Price : \$300,000 MLS # : 712967 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sold Price : \$0 Bus Type :
 Address : 446 E 500 S Zoning : RO
 City : Salt Lake City UT, 84111 Subdivis :
 Quadrant : SE Coord : 500/446 Area : 102 Site Desc: Vacant Bldg

Offrng Type:

Bldg SqFt : 840 Yr Built : 1898
 Office SqFt : 0 Taxes : \$1,821
 Wrhse SqFt : 0 Acres : 0.11
 # of Bldgs : 1 Covrd Pkg: 0
 # of Floors: 1 Uncvd Pkg: 4
 # of Units : 0 Ceiling : 9
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms :
 Feats/Info : Paved Parking, Security Lighting /
 Basement, Baths, Private, Blinds
 Inclusions :

Remarks : EXCELLENT BLD FOR SMALL BUSINESS ATTY, CPA, OR INSURANCE OFFICE. NEW ROOF, GREAT HIGH VISABILITY DOWN TOWN. LOCATION, FREE STANDING BUILDING.

List Price : \$349,900 MLS # : 703717 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 4544 S 4000 W Zoning :
 City : Salt Lake City UT, 84120 Subdivis :
 Quadrant : SW Coord : 4544/4000 Area : 110 Site Desc: Vacant Bldg
 Offrng Type: Sale

Bldg SqFt : 0 Yr Built : 1956
 Office SqFt : 3332 Taxes : \$1,495
 Wrhse SqFt : 0 Acres : 0.60
 # of Bldgs : 0 Covrd Pkg: 0
 # of Floors: 0 Uncvd Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms : Conv
 Feats/Info : Basement, Carpets
 Inclusions :

Remarks : This home is located on 4000 West next to RC Willey & Home Depot. It is zoned residential with commercial zoning for small office users. Prospective buyers are to chK with West Valley City for business uses that are acceptable.THE HOME HAS 3 KITCHENS.

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$350,000 MLS # : 728020 Status : ACT Type : Office
 Lease Prce : \$22.00 Per : Sale Price, LeSold Price : \$0 Bus Type :
 Address : 7370 S CREEK RD Zoning :
 City : Sandy UT, 84093 Subdivis : CREEK RD OFFICE
 Quadrant : SE Coord : 7370/1300 Area : 107 Site Desc: Owner Occupied

Offrng Type: Sale, Lease, Lease/Purchase Option

Bldg SqFt : 0 Yr Built : 2003
 Office SqFt : 1658 Taxes : \$3,549
 Wrhse SqFt : 0 Acres : 0.01
 # of Bldgs : 2 Covrd Pkg: 0
 # of Floors: 2 Uncvrd Pkg: 0
 # of Units : 1 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms : Conv, SBA
 Feats/Info : Paved Parking, Security Lighting /
 Basement, Baths, Public, Blinds,
 Carpets, Elevator, Passenger, Fire
 Alarm, Handicap Access, Kitchen,
 Inclusions : Fixtures, Real Estate

Remarks : Perfect Class A office suite on prestigious Creek Rd. Great location & price. Seconds to interstate, surrounded by restaurants/hotels. Fantastic private balcony, 600 sq. ft. basement storage, 5 private offices, reception, conference room & mini kitchen.

List Price : \$367,000 MLS # : 728431 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 6715 S 1300 E Zoning :
 City : Salt Lake City UT, 84121 Subdivis :
 Quadrant : SE Coord : 6715/1300 Area : 105 Site Desc: Tenant Occupied
 Offrng Type: See Remarks

Offrng Type: See Remarks

Bldg SqFt : 1970 Yr Built : 2000
 Office SqFt : 0 Taxes : \$3,433
 Wrhse SqFt : 0 Acres : 0.01
 # of Bldgs : 0 Covrd Pkg: 0
 # of Floors: 1 Uncvrd Pkg: 0
 # of Units : 1 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms :
 Feats/Info :
 Inclusions :

Remarks : JAMES TOWN OFFICE CONDO. CURRENTLY LEASED BY A NATIONAL TENANT. OWNER/AGENT. 5 OFFICES, TWO BATHROOMS, KITCHEN, CONFERENCE ROOM AND RECEPTION AREA. VERY CLEAN GREAT AREA

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT**SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com**

List Price : \$369,900 MLS # : 678516 Status : ACT Type : Office
 Lease Prce : \$16.00 Per : Sale Price, LeSold Price : \$0 Bus Type : Consultants
 Address : 103 SOCIAL HALL AVE Zoning : CBD
 City : Salt Lake City UT, 84151 Subdivis : BELVEDERE
 Quadrant : SE Coord : 40/103 Area : 102 Site Desc: Owner Occupied,

Offrng Type: Sale, Lease, Lease/Purchase Option

Bldg SqFt : 2400 Yr Built : 1919
 Office SqFt : 2400 Taxes : \$4,134
 Wrhse SqFt : 0 Acres : 0.01
 # of Bldgs : 0 Covrd Pkg: 4
 # of Floors: 1 Uncvld Pkg: 0
 # of Units : 1 Ceiling : 9
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms : Conv, Seller Fin 2nd
 Feats/Info : Covered Parking, Paved Parking,
 Security Lighting / Blinds, Burglar
 Alm, Carpets, Fire Alarm, Floor Drain,
 Sprinkler Fire Sys
 Inclusions :

Remarks : FOR LEASE OR SALE HISTORIC DOWN TOWN BELVEDERE OFFICE CONDO, PRIME LOCATION IN MIDDLE OF \$100M REVITALIZATION PLAN. "HIGHEST APPRECIATION RATES" PER SQ FT BASIS IN SLC CENTRAL BUSINESS DIST. RECENTLY REMODELED. COVETED CORNER OFFICE. AGENT/OWNER PARTNER.

List Price : \$380,000 MLS # : 730277 Status : ACT Type : Office
 Lease Prce : \$2,200.00 Per : Sale Price, LeSold Price : \$0 Bus Type :
 Address : 1727 S MAJOR ST Zoning : CC
 City : Salt Lake City UT, 84115 Subdivis :
 Quadrant : SE Coord : 1727/50 Area : 102 Site Desc: Owner Occupied
 Offrng Type: Sale

Bldg SqFt : 2177 Yr Built : 1894
 Office SqFt : 1796 Taxes : \$4,249
 Wrhse SqFt : 381 Acres : 0.46
 # of Bldgs : 1 Covrd Pkg: 1
 # of Floors: 0 Uncvld Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms : Conv
 Feats/Info : Covered Parking, Paved Parking /
 Basement, Baths, Private, Burglar Alm,
 Carpets, Dishwasher, Fire Alarm,
 Fireplace, Kitchen, Range/Oven,
 Refrigerator, Sprinkler Fire Sys
 Inclusions : Real Estate

Remarks : BEAUTFULLY RESTORED HISTORIC PROPRTY*TONS OF OLD WORLD CHARM W/ALL MODERN CONVENIENCES* FABULOUS GROUNDS*MAGNIFICENT GARDENS*LRG COVRD DECK*WOULD MAKE GREAT PHOTO STUDIO,LAW/ INSURNCE OFFICE,CATERING*GROUNDS PROVIDE OPPRTNTY*ALSO INCLUDES PARCEL#16-18-302-001

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$395,000 MLS # : 707087 Status : ACT Type : Office
 Lease Price : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 1488 S 500 E Zoning : COND.
 City : Salt Lake City UT, 84109 Subdivis :
 Quadrant : SE Coord : 1488/500 Area : 103 Site Desc: See Remarks

Offrng Type: Sale

Bldg SqFt : 600 Yr Built : 1925
 Office SqFt : 600 Taxes : \$1,708
 Wrhse SqFt : 0 Acres : 0.30
 # of Bldgs : 2 Covrd Pkg: 0
 # of Floors: 1 Uncvrd Pkg: 0
 # of Units : 2 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms :
 Feats/Info : Sheds / Burglar Alm, Carpets, Handicap
 Access, Handicap RestRm, Refrigerator
 Inclusions : Real Estate, See Remarks

Remarks : OFFICE SPACE(TOTALLY STRIPPED AND REMODELED UP TO CODE) IS GRANDFATHERED AS IT WAS
 ORIGINALLY A NEIGHBORHOOD MARKET. USE TYPE VARIES. SOLD WITH MLS# 707030. LARGE 2,502 S.F.
 HOME W/MOTHER-IN-LAW APPARTMENT. VIEW AGENT REMARKS.

List Price : \$415,000 MLS # : 725293 Status : ACT Type : Office
 Lease Price : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 770 E 9000 S Zoning : COMM
 City : Sandy UT, 84094 Subdivis : SHADOW CREST OF
 Quadrant : SE Coord : 9000/770 Area : 108 Site Desc: Tenant Occupied
 Offrng Type: Sale, See Remarks

Bldg SqFt : 2345 Yr Built : 2000
 Office SqFt : 0 Taxes : \$3,769
 Wrhse SqFt : 0 Acres : 0.01
 # of Bldgs : 0 Covrd Pkg: 0
 # of Floors: 0 Uncvrd Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms : Conv, SBA, See Remarks
 Feats/Info : Basement, Baths, Private, Burglar Alm,
 Carpets, Floor Drain, Handicap Access,
 Handicap RestRm, Refrigerator
 Inclusions : Furniture, See Remarks

Remarks : CAP RATE 8.3% Great Sandy location. Good NNN Tenant in place. 5 yr Lease Rent - \$34,800/yr,
 NNN = \$7,200/yr. 3% increase in years 3,4,& 5. NNN incl. Taxes \$3,769/year, HOA \$3,000/yr
 (Inc ins/CAMS, trash, parking, & landscaping). Office furniture inc.

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$442,000 MLS # : 721832 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 631 N 300 W Zoning :
 City : Salt Lake City UT, 84103 Subdivis :
 Quadrant : NW Coord : 631/300 Area : 101 Site Desc: Vacant Bldg

Offrng Type: Sale

Bldg SqFt : 3906 Yr Built : 2007
 Office SqFt : 2604 Taxes : \$1,042
 Wrhse SqFt : 0 Acres : 0.19
 # of Bldgs : 1 Covrd Pkg: 0
 # of Floors: 3 Uncvrd Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms :
 Feats/Info :
 Inclusions :

Remarks : Gutted and redone to shell status. Ready for your clients TI's and occupancy. Kiddy-Korner to new marmalade development(it actually broke ground..) Perfect office for any professional or coffee house small retail. KB cod 1075 on front door. call w/ ?'s.

List Price : \$495,000 MLS # : 684407 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 887 E VINE ST Zoning : Com
 City : Salt Lake City UT, 84107 Subdivis :
 Quadrant : SE Coord : 5900/887 Area : 104 Site Desc: Owner Occupied
 Offrng Type: Sale

Bldg SqFt : 2300 Yr Built : 1995
 Office SqFt : 0 Taxes : \$3,015
 Wrhse SqFt : 0 Acres : 0.33
 # of Bldgs : 1 Covrd Pkg: 0
 # of Floors: 1 Uncvrd Pkg: 10
 # of Units : 1 Ceiling : 0
 Lot Front : 150 Lot Side : 150
 Lot Back : 116
 Terms : Conv
 Feats/Info : Baths, Private, Baths, Public, Blinds, Carpets
 Inclusions :

Remarks : Ideal stand alone medical or professional office with great frontage on Vine St. in Murray. This office has a Waiting Rm, Business Office, Reception Area, Lab, Laundry Rm, Storage Rm, 4 Exam Rms, 2 Large Therapy/Treatment Rms, and X-Ray Rm and ample prkg.

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$530,000 MLS # : 727719 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 184 E 5900 S Zoning : 303000
 City : Murray UT, 84107 Subdivis :
 Quadrant : SE Coord : 5900/184 Area : 104 Site Desc: Tenant Occupied

Offrng Type: Sale, Exchange/Trade

Bldg SqFt : 3139 Yr Built : 1999
 Office SqFt : 0 Taxes : \$3,978
 Wrhse SqFt : 0 Acres : 0.28
 # of Bldgs : 1 Covrd Pkg: 0
 # of Floors: 2 Uncvrd Pkg: 10
 # of Units : 1 Ceiling : 0
 Lot Front : 118 Lot Side : 104
 Lot Back : 116
 Terms : Conv, See Remarks
 Feats/Info : Basement, Baths, Private, Handicap
 Access, Handicap RestRm
 Inclusions :

Remarks : Long term tenant, do not disturb! Modified net lease with 2.5% annual increases, returns 6% CAP. Seller desires 1031, trades will be considered. SQ. FT. courtesy est. only, verify if important!

List Price : \$600,000 MLS # : 665582 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 975 E 3300 S Zoning :
 City : Salt Lake County UT, 84106 Subdivis :
 Quadrant : SE Coord : 3300/975 Area : 102 Site Desc: Owner Occupied
 Offrng Type: Sale

Bldg SqFt : 2400 Yr Built : 1961
 Office SqFt : 2400 Taxes : \$3,190
 Wrhse SqFt : 120 Acres : 0.37
 # of Bldgs : 0 Covrd Pkg: 0
 # of Floors: 0 Uncvrd Pkg: 18
 # of Units : 0 Ceiling : 0
 Lot Front : 64 Lot Side : 252
 Lot Back : 0
 Terms : Conv, SBA
 Feats/Info : Paved Parking, Sheds / Baths, Public,
 Burglar Alm, Carpets, Fire Alarm,
 Handicap Access, Handicap RestRm,
 Kitchen, Refrigerator
 Inclusions : Real Estate

Remarks : Great Location busy 3300 South* hard to find stand alone office building with plenty of parking* already wired for phone and computer stations through out building* large signage in front could be used for retail or other businesses.

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$650,000 MLS # : 718839 Status : ACT Type : Office
 Lease Price : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type : Auto Service
 Address : 2809 S 2300 E Zoning : C-1
 City : Salt Lake City UT, 84109 Subdivis : GREY'S TEXACO
 Quadrant : SE Coord : 2809/2300 Area : 103 Site Desc: Owner Occupied

Offrng Type: Sale

Bldg SqFt : 2889 Yr Built : 1957
 Office SqFt : 0 Taxes : \$3,073
 Wrhse SqFt : 0 Acres : 0.39
 # of Bldgs : 1 Covrd Pkg: 4
 # of Floors: 1 Uncvld Pkg: 25
 # of Units : 0 Ceiling : 16
 Lot Front : 165 Lot Side : 103
 Lot Back : 165
 Terms : Conv, SBA
 Feats/Info : Covered Parking, Overhead Door, Paved
 Parking, RV Parking, Security
 Lighting, Warehouse / Baths, Private,
 Handicap Access
 Inclusions : Real Estate

Remarks : Fantastic opportunity to own commercial property in Millcreek. A rare find. 6 bay shop with office. Current use is auto service. Tons of possibilities for use. Purchase for personal use to store the toys. Super clean property in/out. High traffic area.

List Price : \$750,000 MLS # : 730762 Status : ACT Type : Office
 Lease Price : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 7665 S 700 E Zoning : C-2
 City : Midvale UT, 84047 Subdivis :
 Quadrant : SE Coord : 7665/700 Area : 104 Site Desc: Owner Occupied
 Offrng Type: Sale/Lease Back

Bldg SqFt : 4311 Yr Built : 1908
 Office SqFt : 4311 Taxes : \$6,080
 Wrhse SqFt : 896 Acres : 0.22
 # of Bldgs : 4 Covrd Pkg: 0
 # of Floors: 3 Uncvld Pkg: 0
 # of Units : 0 Ceiling : 12
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms : Conv
 Feats/Info : Maintenance Facility, Overhead Door,
 Paved Parking, Warehouse / Basement,
 Baths, Private
 Inclusions : Fixtures

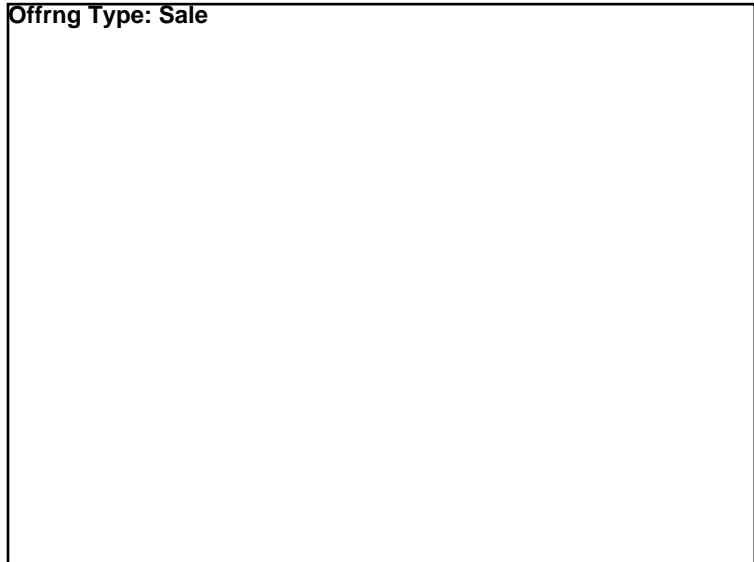
Remarks : GREAT INCOME PROPERTY & investment. Solid brick building. Has old fashioned charm & great style. Has large warehouse. Current owner may request an option to buy back building at current sales price in 3 years. Buyer to verify sqft.

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$850,000 MLS # : 633255 Status : ACT Type : Office
 Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :
 Address : 2876 S DAVIS DR Zoning :
 City : Salt Lake City UT, 84115 Subdivis :
 Quadrant : SW Coord : 2876/460 Area : 102 Site Desc:



Offrng Type: Sale
 Bldg SqFt : 5350 Yr Built : 1995
 Office SqFt : 0 Taxes : \$4,016
 Wrhse SqFt : 0 Acres : 0.76
 # of Bldgs : 0 Covrd Pkg: 0
 # of Floors: 0 Uncvcd Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms : Conv, Seller Fin 1st
 Feats/Info : Baths, Private, Baths, Public, Blinds,
 Burglar Alm, Dishwasher, Fire Alarm,
 Kitchen, Range/Oven, Refrigerator
 Inclusions : Fixtures, Furniture, Real Estate

Remarks : On I-15 at 2900 South in Salt Lake City. Great exposure from freeway. Includes a lighted 10' x 40' sign. Agent is the owner.**Buyer to verify all information on this listing.**

List Price : \$950,000 MLS # : 697032 Status : ACT Type : Office
 Lease Prce : \$13.50 Per : Sale Price, LeSold Price : \$0 Bus Type :
 Address : 243 E 400 S Zoning :
 City : Salt Lake City UT, 84111 Subdivis :
 Quadrant : SE Coord : 400/243 Area : 102 Site Desc: Tenant Occupied
 Offrng Type: Sale, Lease



Bldg SqFt : 9600 Yr Built : 1960
 Office SqFt : 9600 Taxes : \$7,777
 Wrhse SqFt : 0 Acres : 0.17
 # of Bldgs : 1 Covrd Pkg: 0
 # of Floors: 2 Uncvcd Pkg: 0
 # of Units : 0 Ceiling : 0
 Lot Front : 0 Lot Side : 0
 Lot Back : 0
 Terms :
 Feats/Info :
 Inclusions :

Remarks : Well maintained office building located directly on 400 South, right next to Trax station. 3,100 sf currently vacant with 6,300 sf occupied. Nice downtown location. Offers 30 parking stalls. Great owner-user opportunity.

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT

SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com

List Price : \$998,000 MLS # : 691425 Status : ACT Type : Office

Lease Prce : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :

Address : 8951 S 1300 E Zoning :

City : Sandy UT, 84094 Subdivis :

Quadrant : SE Coord : 8951/1300 Area : 108 Site Desc: Owner Occupied,

Offrng Type: Sale

Bldg SqFt : 5000 Yr Built : 2008

Office SqFt : 3600 Taxes : \$783

Wrhse SqFt : 0 Acres : 0.24

of Bldgs : 1 Covrd Pkg: 0

of Floors: 3 Uncvrd Pkg: 12

of Units : 0 Ceiling : 0

Lot Front : 80 Lot Side : 133

Lot Back : 80

Terms : Conv, SBA

Feats/Info : Elevator, Passenger, Handicap Access,
Handicap RestRm, See Remarks

Inclusions : Real Estate

Remarks : Plans are ready! Build to suit or bring your own. Can go a little larger or a little smaller. Seller willing to sell land only with plans for \$299K. Agents. Please read agent remarks.

List Price : \$1,150,000 MLS # : 734160 Status : ACT Type : Office

Lease Prce : \$16.50 Per : Sale Price, LeSold Price : \$0 Bus Type :

Address : 6361 W 13400 S Zoning : OP

City : Herriman UT, 84096 Subdivis : ROSE CANYON

Quadrant : SW Coord : 13400/6361 Area : 109 Site Desc: Vacant Bldg

Offrng Type: Sale, Sale / Lease Option, Lease, Lease/Purchase Option

Bldg SqFt : 7310 Yr Built : 2007

Office SqFt : 5860 Taxes : \$1,700

Wrhse SqFt : 0 Acres : 0.45

of Bldgs : 1 Covrd Pkg: 0

of Floors: 1 Uncvrd Pkg: 0

of Units : 0 Ceiling : 0

Lot Front : 0 Lot Side : 0

Lot Back : 0

Terms : Conv, SBA

Feats/Info : Security Lighting / Basement, Handicap
Access, Handicap RestRm, Sprinkler

Fire Sys
Inclusions : Real Estate

Remarks :

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake

WASATCH FRONT REGIONAL MLS - COMMERCIAL CLIENT REPORT**SaltLakeCommercial.com, UtahBusinessBrokerage.com, LandForSaleinUtah.com**

List Price : \$1,200,000 MLS # : 726119 Status : ACT Type : Office

Lease Price : \$0.00 Per : Sold Price : \$0 Bus Type :

Address : 411 E 100 S Zoning : LMU

City : Salt Lake City UT, 84111 Subdivis :

Quadrant : SE Coord : 100/411 Area : 102 Site Desc: Vacant Bldg

Offrng Type: Sale, Lease/Purchase Option

Bldg SqFt : 5974 Yr Built : 1891

Office SqFt : 5974 Taxes : \$3,691

Wrhse SqFt : 0 Acres : 0.16

of Bldgs : 1 Covrd Pkg: 2

of Floors: 3 Uncvld Pkg: 0

of Units : 0 Ceiling : 20

Lot Front : 0 Lot Side : 0

Lot Back : 0

Terms : Conv

Feats/Info : Basement, Baths, Public, Blinds,
Burglar Alm, Carpets, Dishwasher,
Fireplace, Kitchen, Laundry Central,
Range/Oven, Refrigerator

Inclusions :

Remarks : Unique office space. Zoned LMU. This historic urban mansion is architectually significant with its exquisite crafted hardwood throughout. Timeless design adorns this Victorian mansion.

List Price : \$1,200,000 MLS # : 733544 Status : ACT Type : Office

Lease Price : \$0.00 Per : Sale Price Sold Price : \$0 Bus Type :

Address : 2065 PARKWAY BLVD Zoning : M

City : West Valley City UT, 84119 Subdivis : METES & BOUNDS

Quadrant : SW Coord : 2600/2065 Area : 110 Site Desc: Industrial Park

Offrng Type: Sale

Bldg SqFt : 11278 Yr Built : 1988

Office SqFt : 10000 Taxes : \$8,888

Wrhse SqFt : 1278 Acres : 1.00

of Bldgs : 1 Covrd Pkg: 0

of Floors: 1 Uncvld Pkg: 41

of Units : 1 Ceiling : 12

Lot Front : 153 Lot Side : 308

Lot Back : 157

Terms : Conv, SBA

Feats/Info : Maintenance Facility, Overhead Door,
Paved Parking, Security Lighting,
Warehouse / Baths, Private, Baths,
Public, Blinds, Carpets, Fire Alarm,
Floor Drain, Kitchen

Inclusions : Fixtures, Real Estate

Remarks : EXCELLENT OFFICE BUILDING IN DECKER LAKE/FRANKLIN COVEY BUSINESS PARK AREA*GREAT FREEWAY ACCESS*APPROX 1727 SF BUILT OUT AS AUDIO STUDIO/STAGE*APPROX 1278 SF ATTACHED WAREHOUSE* BETTER HURRY*PRICED TO SELL*

Query = State:Ut Status:ACT Prop Type:Office List Price Min:10000 County:Salt Lake