

Holladay Office

2105 Murray Holladay Rd
Salt Lake City, UT 84117

Offering Memorandum

NAIPremier
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Jim McLachlan

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Property Overview

INVESTMENT SUMMARY

Price	\$700,000.00
Occupancy	100%
Year Built	1928/2002
Square Footage	Approx. 1,827
Total Land Area	0.25
Property Type	Office
Zone	R-M

HIGHLIGHTS

- 1,144 SF main floor and 683 in basement for a total of approx. 1,827 SF
- 4 offices on the main level with reception area and copy room
- Lower level 2 offices with utility/storage rooms
- Charming one story office building with basement
- Parking behind and on the side of the building
- Close to many amenities
- Central valley location
- Gas fireplace
- Great demographics

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Property Photos

Holladay Office

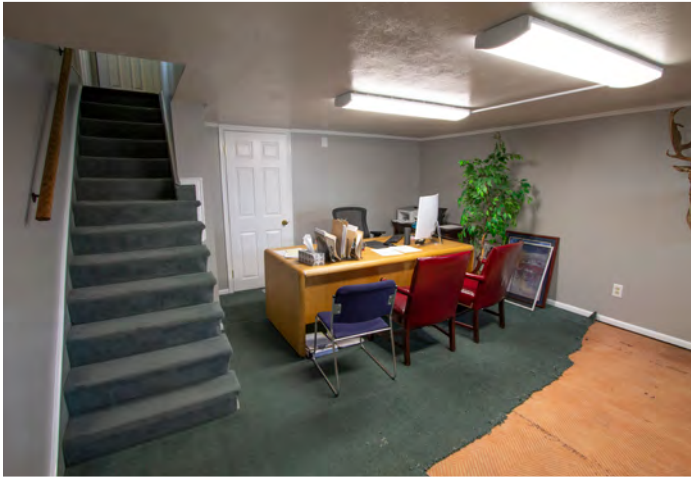
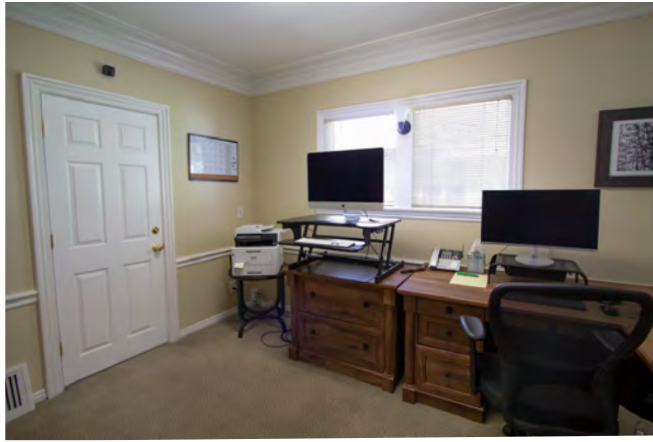
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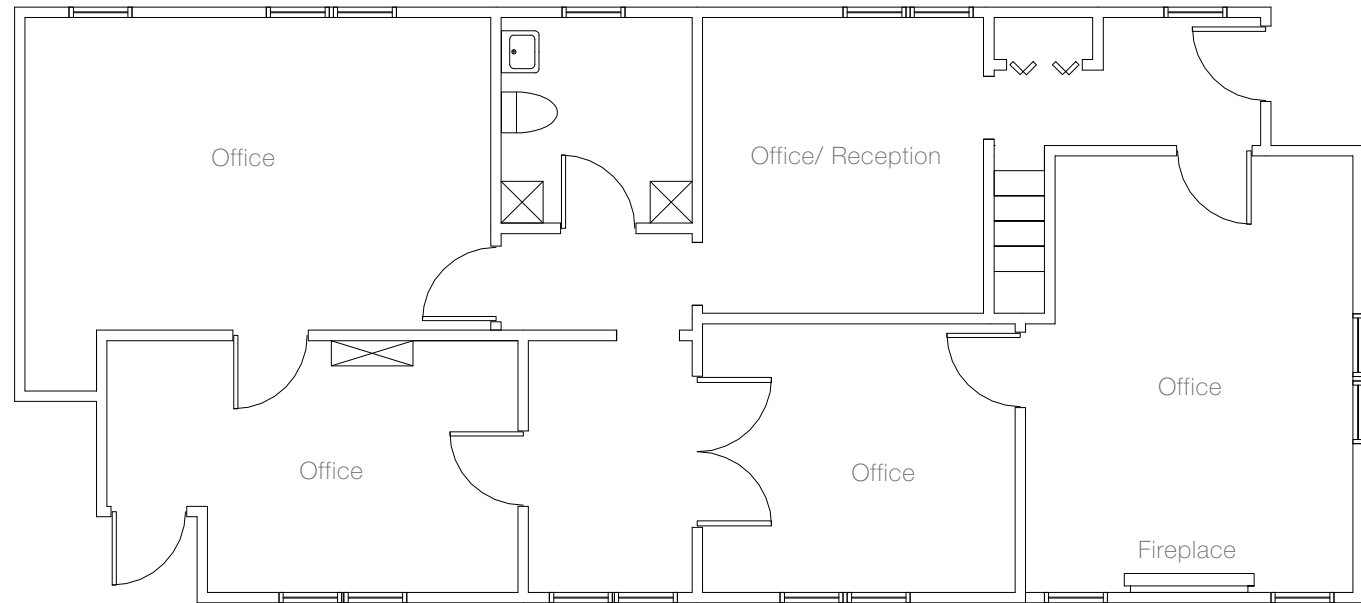




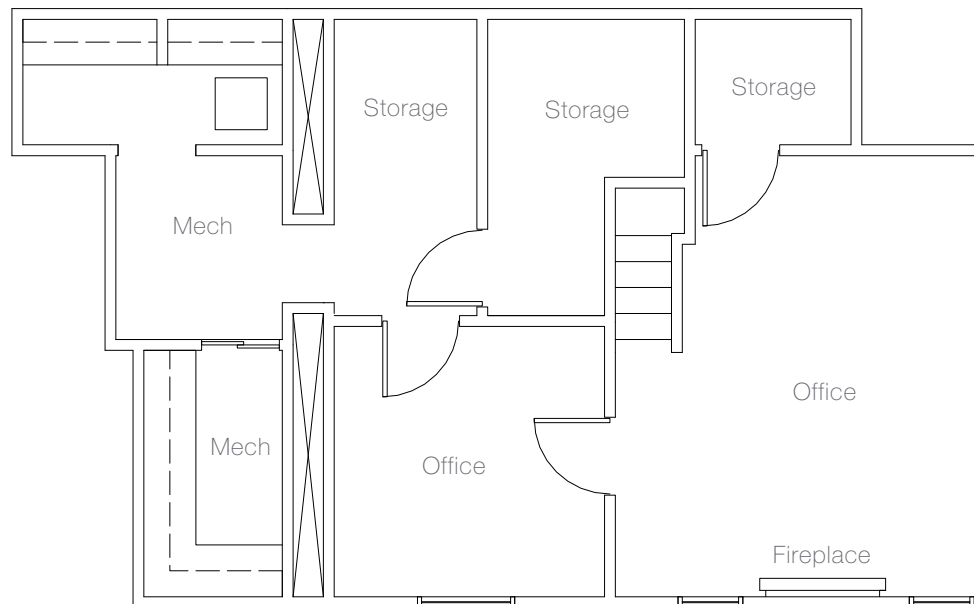
Blackley & Wingad, PLLC is a boutique law firm focusing on criminal defense and family law matters. As experienced trial attorneys, Beau Blackley and Jennie Wingad shaped their client-centered approach to cases while working as Assistant Public Defenders in Miami-Dade, Florida. The partners credit their aggressive and zealous advocacy to the experience they gained working in one of the busiest markets in the country. With more than 100 trials and 15 years of experience between the partners, Blackley & Wingad has the resources, tenacity, and creativity to effectively defend your rights and interests.

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// **First Floor**
Approx 1,144 SF



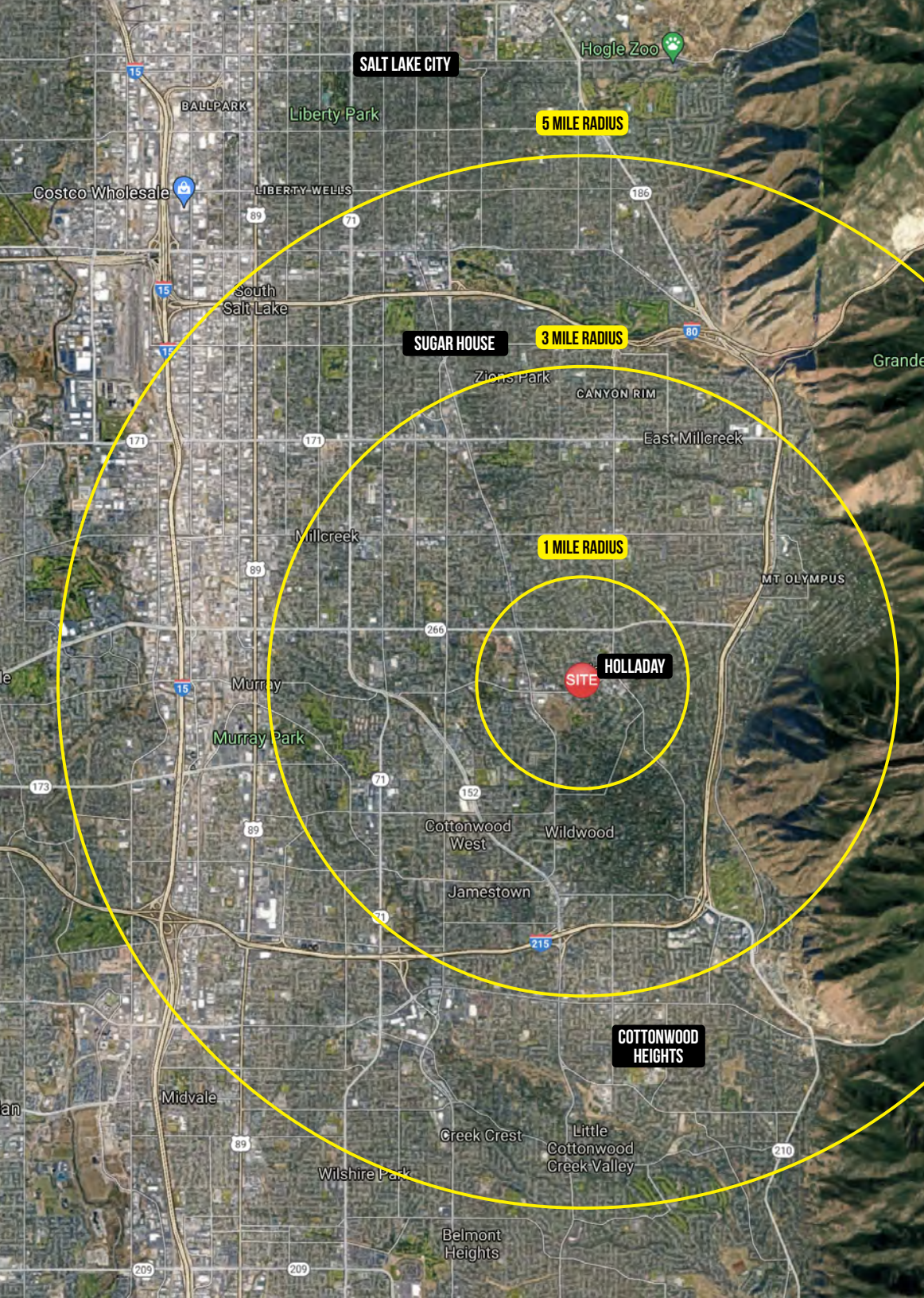
// **Basement**
Approx 683 USF



Amenities Map

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DEMOGRAPHICS

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POPULATION

2021 EST	14,719	119,372	283,235
2026 EST	15,318	123,705	297,517

HOUSEHOLDS

2021 EST	5,827	47,704	111,780
2026 EST	6,063	49,425	117,634

INCOME

2021 AVG	\$124,674	\$110,429	\$102,096
2021 MED	\$83,703	\$81,339	\$77,119

Source: Sites USA 2021

TRAFFIC COUNTS

Murray Holladay Road - 26,000 AADT

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For more information, please contact

Jim McLachlan

Office Specialist

801 750 7991

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