

# Salt Lake Shop and Rental Home Investment

140, 150, & 156 West Angelo Avenue  
South Salt Lake, UT 84106

**NAIPremier**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Offering  
Memorandum

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# Confidentiality & Disclaimer

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NAI Premier has been engaged as the exclusive listing brokerage to the seller in connection Seller's solicitation of offers for the purchase of the property known as Subject Property located at 140, 150, & 156 West Angelo Avenue in the city of South Salt Lake, County of Salt Lake, State of Utah. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluated for number of factors including the current financial qualification of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or NAI Premier. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by NAI Premier from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

No representation or warranty, expressed or implied, is made by the Seller, NAI Premier, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained

herein and conduct their own due diligence, including engineering and environmental inspection, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property site or used in the construction or maintenance of the building at the Property site.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or NAI Premier or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relation to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of the Offering Memorandum or any prior or subsequent communication from NAI Premier or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.





## Property Highlights

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NAI Premier is pleased to offer this Investment property located in South Salt Lake, UT. The subject property has an industrial shop building and a rental home. The land size provides an opportunity for potential redevelopment.

- **Sales Price: \$750,000.00**
- Parcel #'s: 15-25-426-017-0000, 15-25-426-018-0000
- Total Acreage: 0.51+/- acres
- Quick Access to I-15
- Zoning: TOD Core
- Future Redevelopment Potential
- **DO NOT DISTURB TENANTS - Please call to arrange all showings**

### RENTAL HOME

- 150 West Angelo Avenue
- 1,122 SF
- Two Bedroom
- One Full Bathroom
- Year Built / Effective: 1923 / 1988
- Mo-to-Mo Tenant @ \$1,000/Mo
- Market Rent \$1,600+/Mo

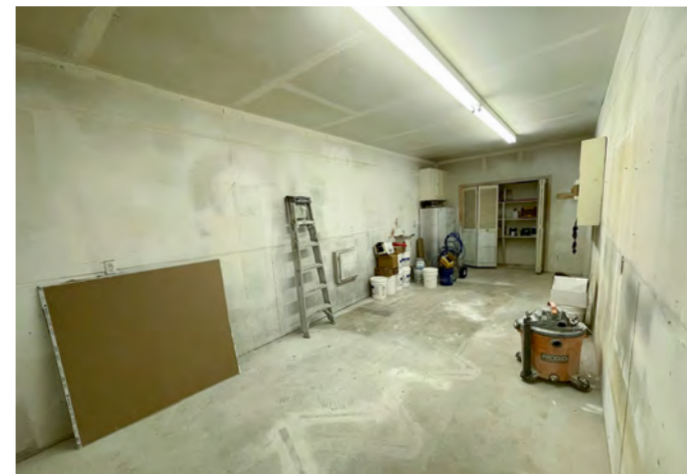
### SHOP BUILDING

- 140 West Angelo Avenue
- 1,800 SF Main Level
- 700 SF Storage Loft
- Spray Room w/ Ventilation
- 100 Amp Single-Phase
- (1) 8' Wide Ground Level Door
- Seller Will Lease Back 2-Years @ \$2,000/Mo

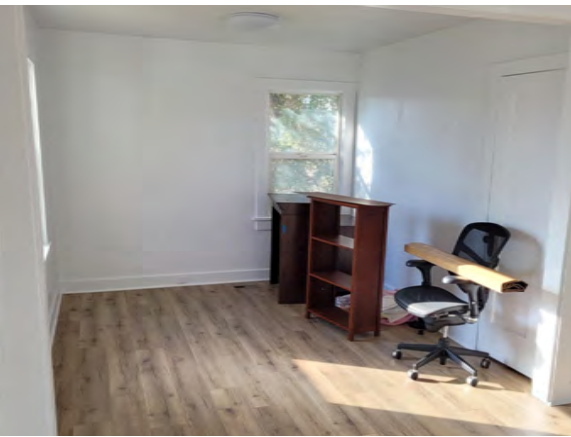


Photos - Shop Building

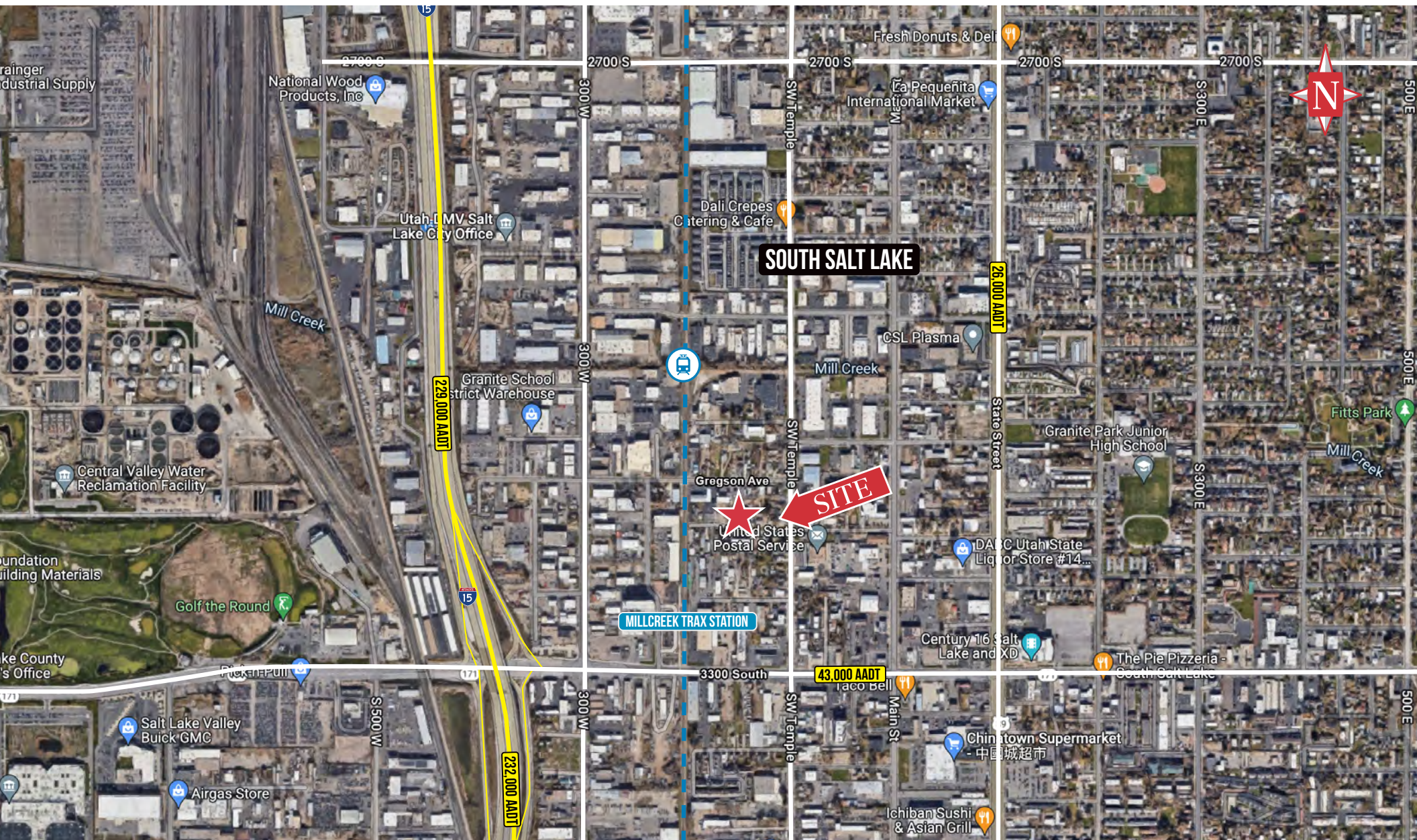
140 West Angelo Avenue



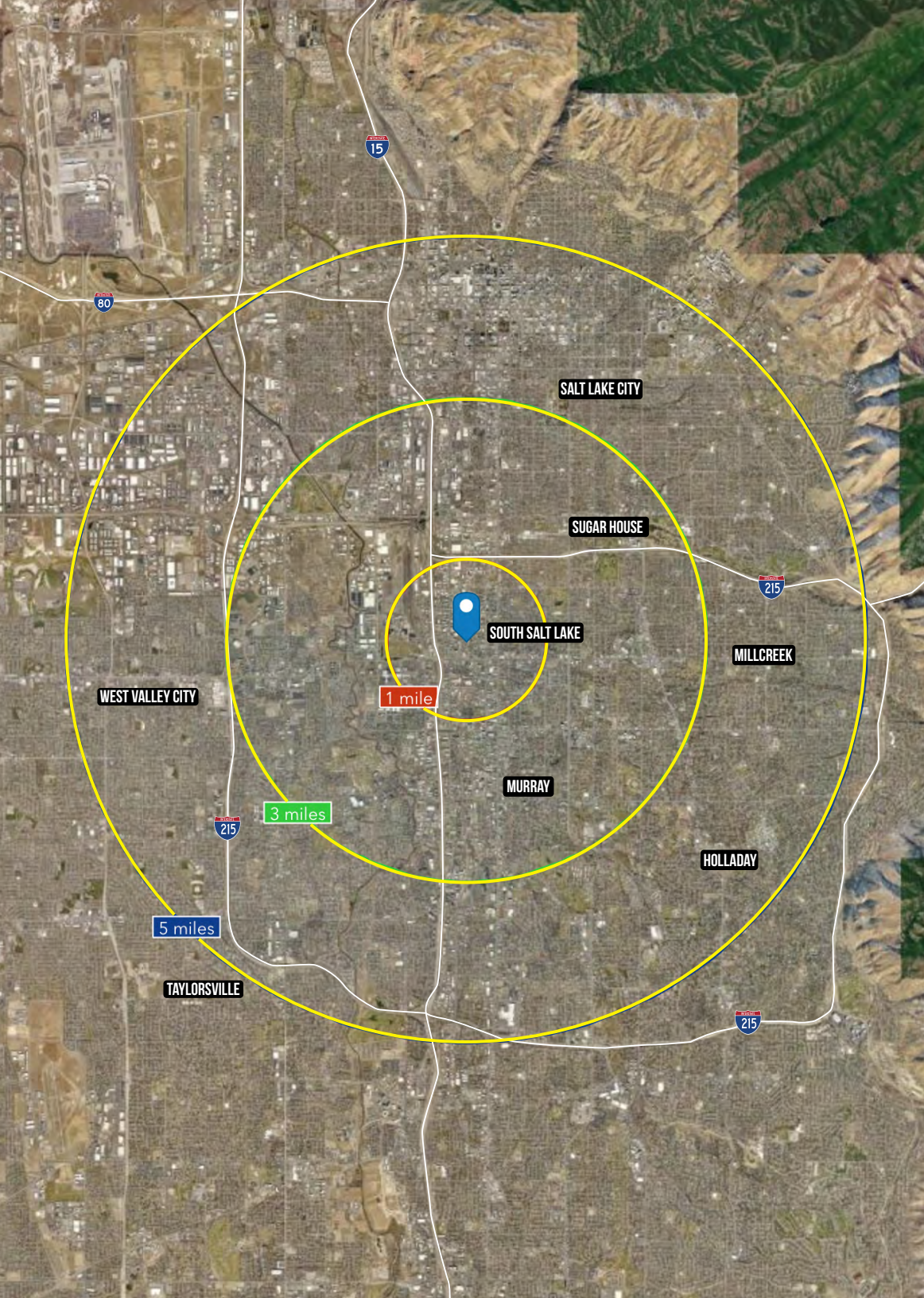












## DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

### POPULATION

2021 EST	11,868	145,031	392,834
2026 PROJ	13,138	154,999	416,630

### HOUSEHOLDS

2021 EST	4,808	58,174	154,530
2026 PROJ	5,361	62,325	165,112

### INCOME

2021 AVG	\$73,889	\$83,461	\$98,189
2021 MED	\$49,683	\$65,574	\$75,443

Source: Sites USA 2022

## TRAFFIC COUNTS

3300 South - 43,000 AADT

West Temple - 7,000 AADT

I-15 - 229,000 AADT



**For more information, please contact**

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