

# Warhol Investment

Lofts/Restaurant

231 Edison St.  
Salt Lake City, UT 84111

Investment Offering

**NAIPremier**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Overview

### INVESTMENT SUMMARY

Sales Price	Call for pricing
Year Built/Remodeled	1899 / 2021
Square Footage	Approx. 14,112 SF
Total Land Area	0.21 AC
Type	Retail-Mixed

### HIGHLIGHTS

- Class A Investment
- Newly renovated historic building
- 8 Ultra luxury residential or office rooftop units
- Restaurant/bar main and lower levels
- 800 SF patio
- 12-14' ceilings
- Neighbors to Bar X, Copper Onion, Roctaco, Taqueria 27, and Brick & Mortar
- Price until fully stabilized
- Seller financing available

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## Commercial Space - cocktails & kitchen

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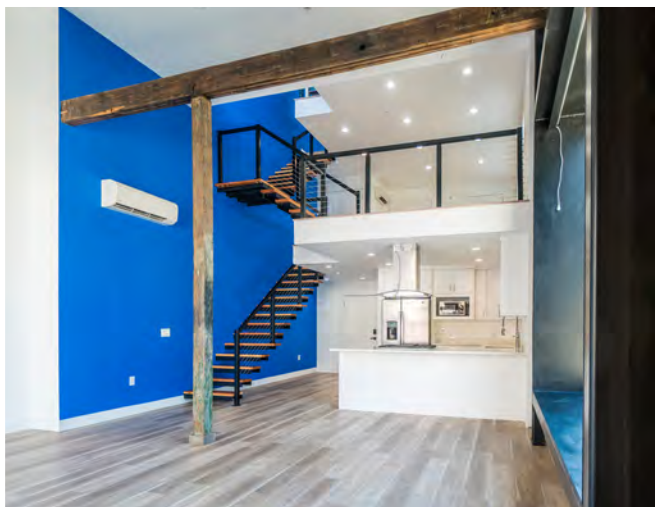
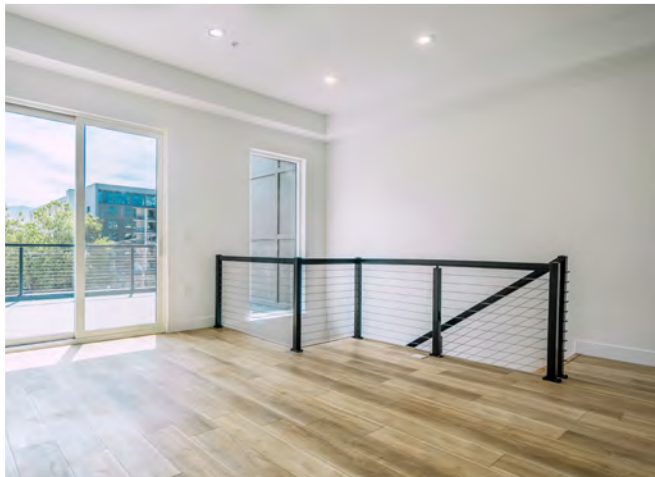
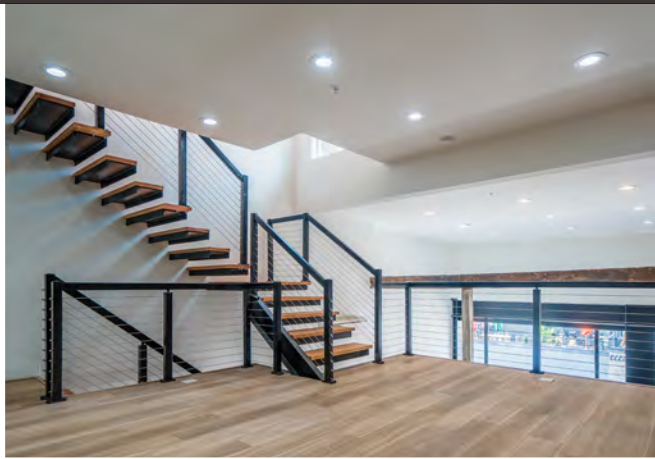
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# Warhol Lofts - residential or office

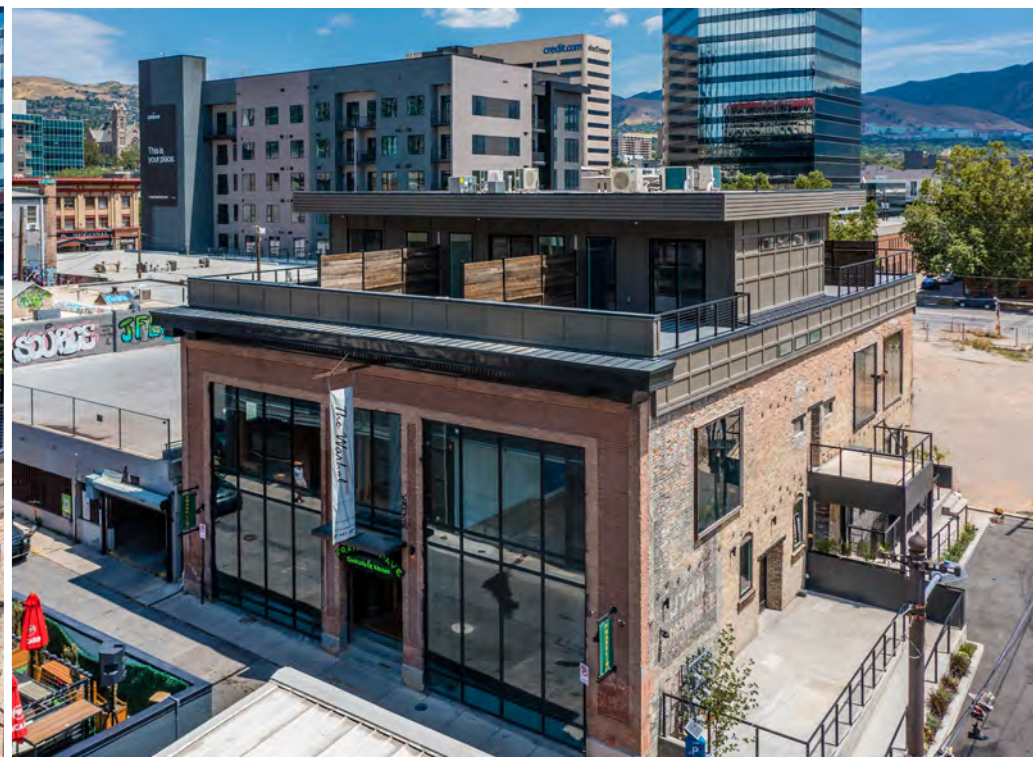
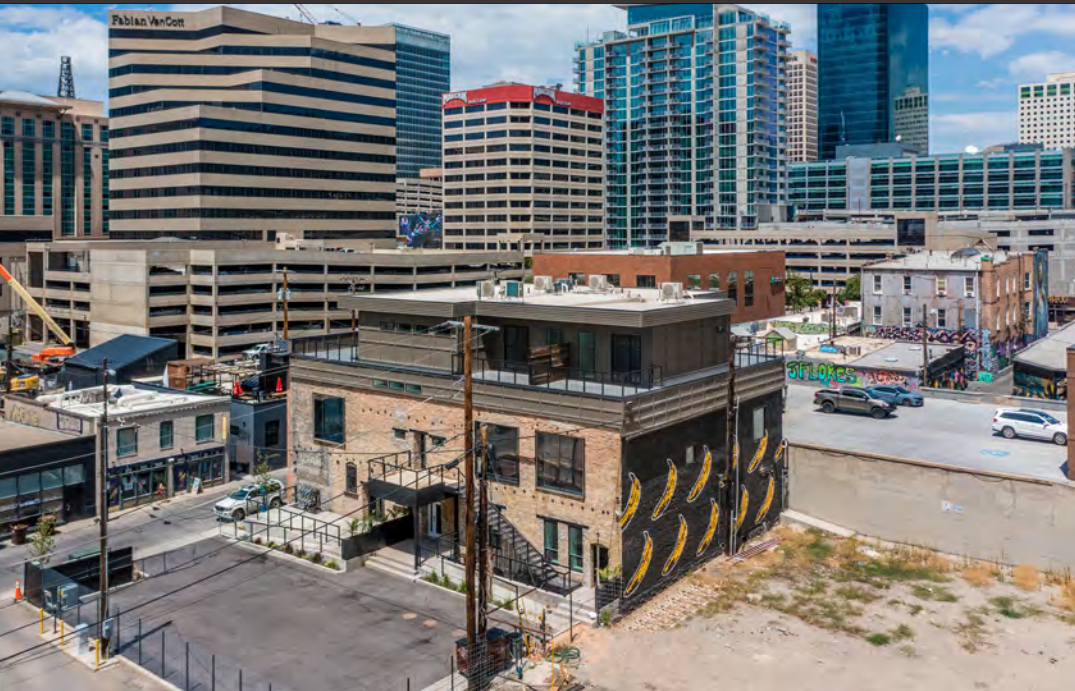
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## Exterior Photos

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Franklin Ave Cocktail & Kitchen is a bar/restaurant concept from the Bourbon Group.

The business officially opened on June 30th 2022. Other Bourbon Group business include Whiskey Street, White Horse and Bourbon House. The restaurant features seating and bars over two levels. The name speaks to the original name for Edison Street.

<https://www.franklinaveslc.com/>

The logo for The Warhol features the words "The Warhol" in a black, cursive script font, with a thick, grey, brush-stroke-like underline.

Luxury New York style lofts inspired by works of Andy Warhol in the heart of downtown Salt Lake City. Located on historic Edison Street, and only a few meters from State and Main Streets, The Warhol provides a perfect segue into the downtown area with access to the best food, culture, and entertainment. Furthermore, the Warhol is situated in a prime location with views of the surrounding mountains and foothills and swift access to recreational areas. Our perfect locale will suit both your outdoor and urban needs.

<https://www.warhollofts.com/>

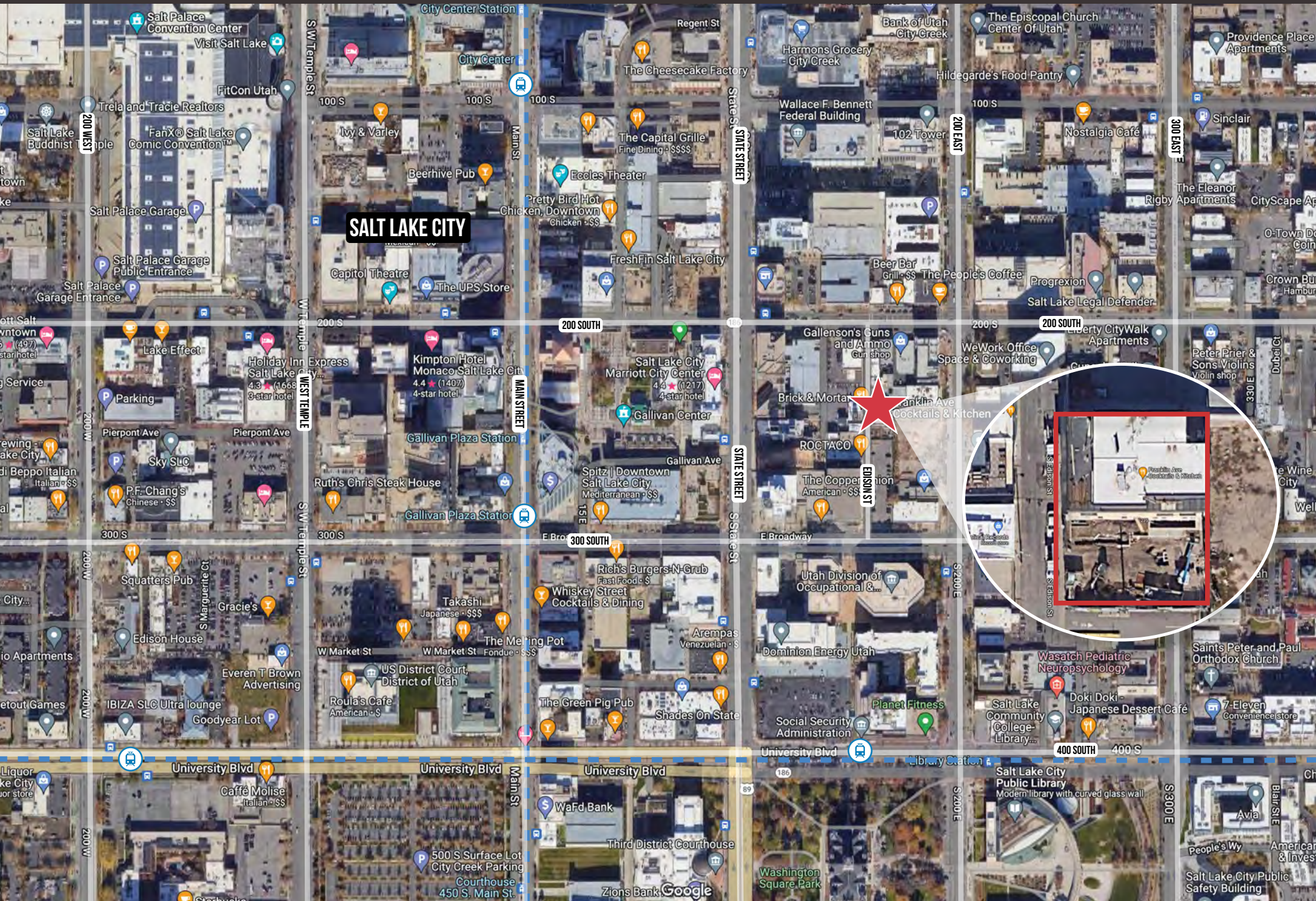




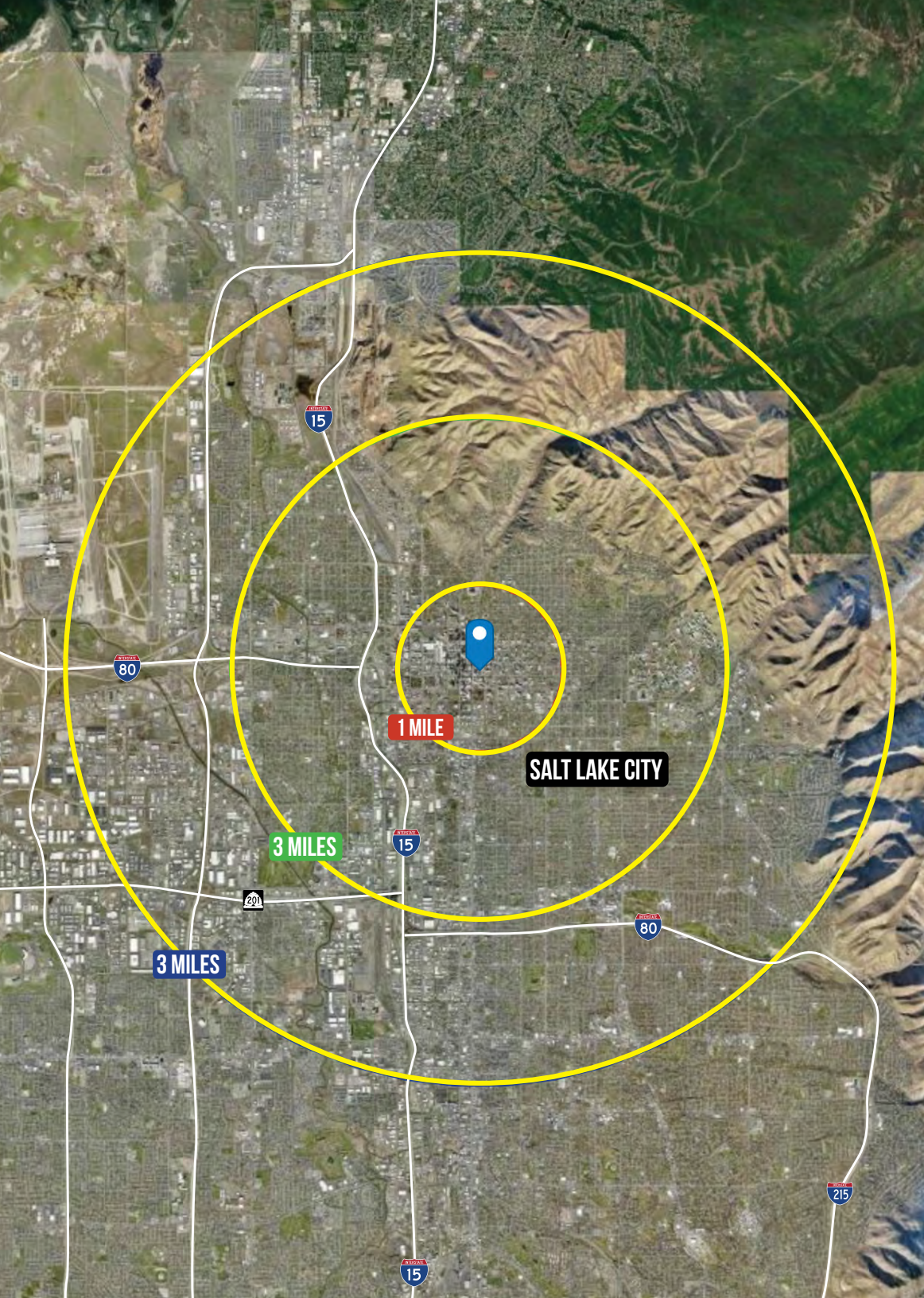


Amenities Map

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## DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

### POPULATION

2022 EST	28,043	147,440	243,799
2027 PROJ	31,274	153,990	253,736

### HOUSEHOLDS

2022 EST	15,681	65,475	101,667
2027 PROJ	17,705	69,377	107,121

### INCOME

2022 AVG	\$80,701	\$92,809	\$98,292
2022 MED	\$55,548	\$63,094	\$68,795

Source: Esri 2022

## TRAFFIC COUNTS

400 South - 24,000 AADT

State Street - 31,000 AADT



For more information, please contact

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