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PEAK COLLECTIVE
REAL ESTATE

kww COMMERCIAL

5681 S Redwood Rd #23 - Taylorsville, UT



FOR SALE

Multi-level Office Space

1,920 SF | Owner-User or Multi-Tenant Opportunity

CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 5681 S Redwood Rd #23 - Taylorsville, UT 84123. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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EXECUTIVE SUMMARY & HIGHLIGHTS

INVESTMENT SUMMARY

Listing Price	\$400,000
Price Per SF	\$208.33/SF

PROPERTY INFORMATION

Property Address	5681 S Redwood Rd #23 Taylorsville, UT 84123
Asset Type	Office
Building SF	approx. 1,920 SF
Land Size (AC)	.01 AC
Year Built	1998

PROPERTY TAX INFORMATION

Parcel Number:	21-15-252-023
Property Taxes	\$2,961



EXECUTIVE SUMMARY

Property Highlights

- Office condo in Exchange Place Office Park
- 1,920 SF building on .01 acre
- Close proximity to I-215
- 5 offices with flex space
- Potential to lease each floor separately w/separate access and restrooms for multi-tenant use
- Located in Taylorsville City off Redwood Rd
- Near shopping centers, hotels, restaurants, movie theater on a main commercial corridor



PROPERTY MAP



1,920 SF

AREA MAP



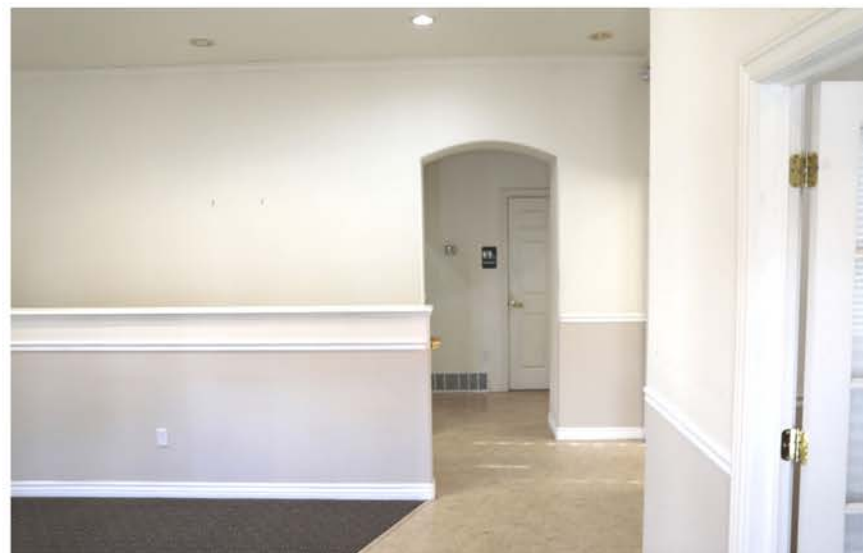
Redwood Rd. - 62,000 ADT



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS





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