

PEAK COLLECTIVE

REAL ESTATE

COMMERCIAL | INVESTMENT | DEVELOPMENT



327 EAST

3300 SOUTH

SOUTH SALT LAKE CITY, UT

3,800 SF WAREHOUSE AND PAINTING BUSINESS ON 0.46 AC

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	327 East 3300 South South Salt Lake City, UT
Property Price	\$1,700,000
Building SF	3,800 SF
Price Per SF	\$447.37
Business Price	\$855,000
Total Price	\$2,555,000
Total Price Per SF	\$672.37
Year Built	1961
Effective Year Built	2000
Total AC	0.46 AC
Business Name	Nacey Painting Inc.
Established	1983
2023 Taxes	\$7,249.04
Parcel Numbers	16-30-331-0120



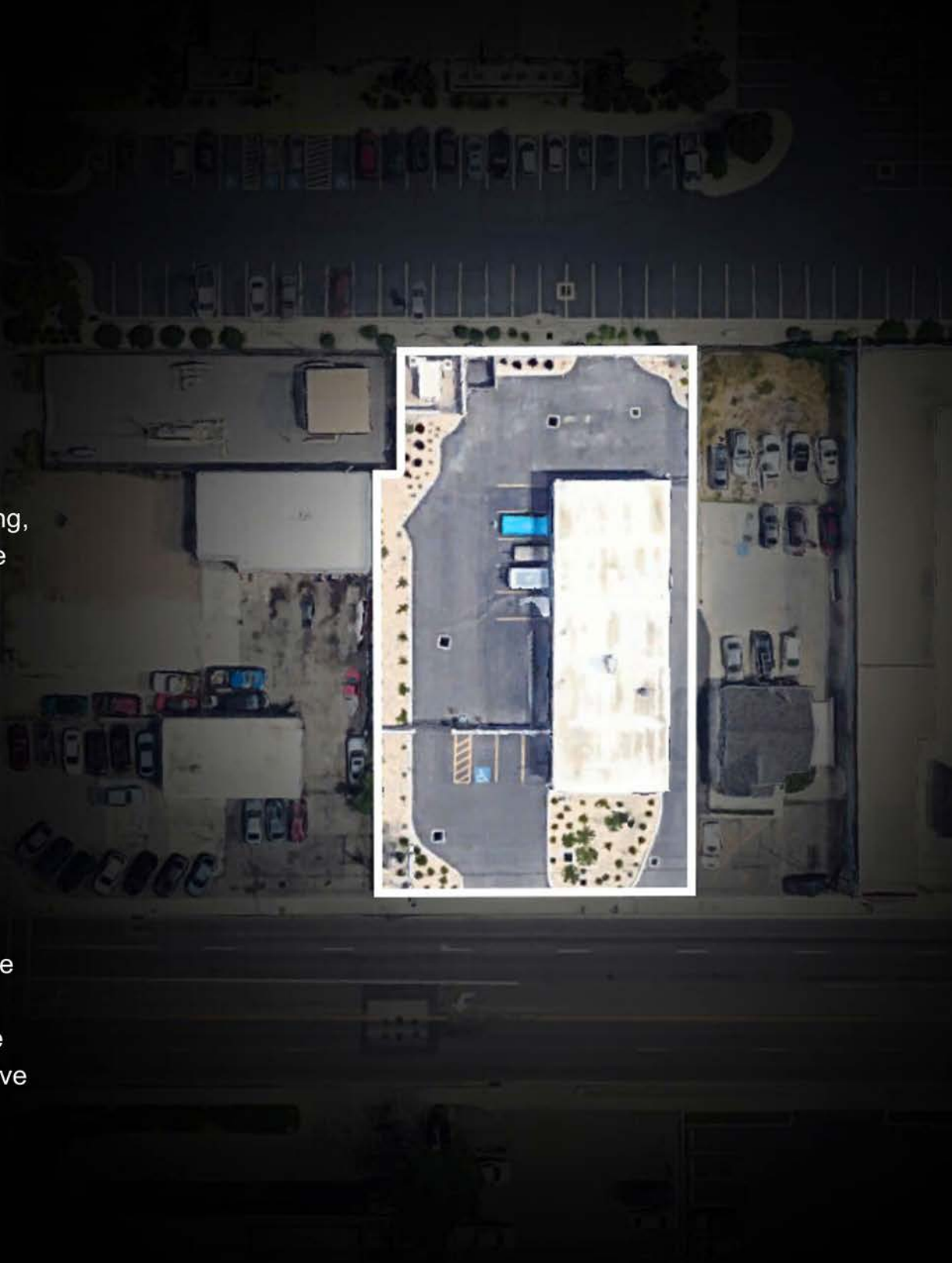
PROPERTY OVERVIEW

Peak Collective Real Estate with KW Commercial is pleased to present for sale this 3,800 SF building and business, Nacey Painting at 327 East 3300 South, South Salt Lake City, UT.

This is a prime opportunity to own a well-established business and property in Salt Lake City. The 3,800 SF building sits on a .45-acre lot and houses Nacey Painting, a reputable painting company that has been serving the community since 1983.

With an expansive client base that includes prestigious organizations such as the LDS church, Nacey Painting has built a strong reputation in the region. Most of the business assets are included with the sale, ensuring a seamless transition for the new owner.

The business and property are available for purchase together, but they can also be bought separately. However, if purchasing only the property, a buyer for the business would need to be secured. Whether you're looking to continue a successful enterprise or utilize the property for other ventures, this is a flexible and attractive opportunity in a desirable Salt Lake City location.



BUSINESS SUMMARY

NACEY

PAINTING INC.

Nacey Painting Inc., established in 1983 in Salt Lake City, UT, has grown to become a leading name in the commercial painting industry, expanding over the years with an additional office in Las Vegas, NV.

With over 40 years of experience, they have built a solid reputation for delivering exceptional results across a wide range of projects, from apartment complexes and warehouses to HOAs and buildings of all sizes throughout Utah, Nevada, Wyoming, and surrounding states.

Their success is rooted in their commitment to quality and service, always utilizing top-tier products and adhering to a preparation process that ensures lasting results.

In addition to their expertise in both residential and commercial painting, they offer a variety of other services, including drywall and stucco repair, pressure washing, deck restorations, and more. At Nacey Painting, they believe that a project is only as good as the preparation, attention to detail and quality that sets them apart in every job they undertake.

[View Company Website](#)



327 EAST 3300 SOUTH



SITE

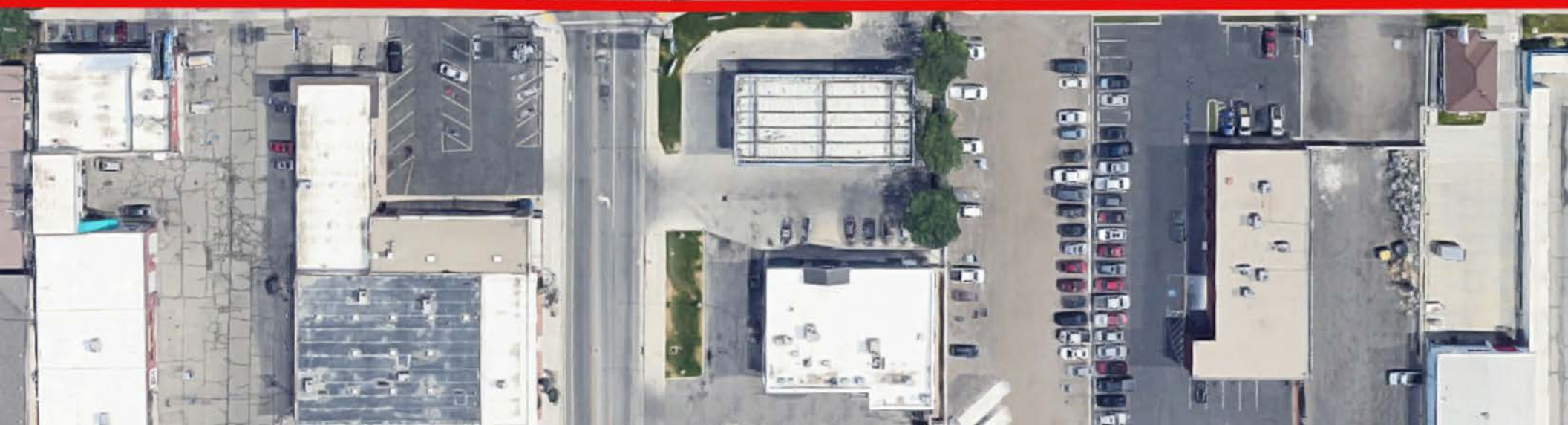


327 EAST

3300 SOUTH



3300 SOUTH - 36,000 ADT



INCLUDED ITEMS

The following items are included with the business purchase.

- 9 boxes of Nacey Painting work shirts.
- Line striper for parking lot.
- 2 30 ft. Nacey Painting banners.
- 3 quick reach spray poles.
- Many extension poles, various sizes.
- 6 1 gallon plastic cut buckets.
- Shop vac.
- Liberty safe bolted to floor. 5ft x 3ft x 22 in.
- 3 belt sanders.
- 3 electric hand sanders.
- 2 stackable 6 ft. sets of scaffolding.
- 3 ladder levelers.
- Portable air tank.
- 6 5 gal. gas cans.
- Wire feed welder.
- Leather gloves, chaps and 2 helmets.
- 2 HVLP sprayers with hose and guns.
- Extra 1 brand new cup gun.
- Many drop cloths in various sizes.
- Approximately 400ft of water hose.
- 4 pair of fire rated coveralls.
- 8 smaller hand tool boxes.
- Approx. 70 pounds of new rags.
- Heavy duty roller platform and dolly.
- 35 gal. portable diesel/gas tank.
- Foldable 4x4 work table on wheels.
- 225 gal. portable water tank.
- 1 Mi-T-M 4000 PSI power washer,
- 1 Mi-T-M 3000 PSI power washer.
- 2 395 Graco airless sprayers, hose, & guns.
- 3 GH 230 Graco airless paint sprayers, guns & hoses.
- Honda powered generator.
- 3 300 ft. OSHA approved safety ropes with brakes.
- 2 sets of saw horses.
- 7 12-24 extension ladders.
- 4 14-28 extension ladders.
- 2 18-36 ft. extension ladders.
- 20-40 ft. extension ladders.
- 15 6 ft. steps ladders.
- 3 8 ft. step ladders.
- 2 10 ft. steps.
- 2 cabinets with shelves on wheels.
- New stilts.
- 1 enclosed 10ft trailer.
- 1 enclosed 12ft flatbed trailer.
- 1 enclosed 14ft flatbed trailer.
- 6 hard hats.
- 4 cloth car covers.
- Pneumatic texture gun.
- Trailer dolly.
- 3 horse hair shop brooms.
- 1 set of ladder jacks.
- door stackers.
- Portable lights.
- New website.
- Contractor license for Nevada and Utah.
- 2004 Econoline 250 cargo van with branding.

Reception area:

- Desk/chair, Shelving and leather couch.

Main office:

- Desk, Stencil machine, 2 laptops, printer/copier, leather couch, chair, 4 end tables, glass front shelves, new stand up desk, mounted white board, 55 in. TV, large monitor, 2 Tiffany lamps.

2nd office:

- Desk/chair, 6 drawer cabinet. Kitchen: Refrigerator and microwave.

Estimated Value

\$83,000

EXCLUDED ITEMS

- Cedar chest.
- Cash register.
- Kayak.
- Camping gear.
- Guns and ammo.
- Jeep Gladiator.
- Toyota Tundra.
- Exercise Equipment.
- 2 tool chests and tools.
- 1 Wire feed welder.
- 1 Costco dolly.
- Band saw.
- Table saw. Wood planer.
- Mtn bike with accessories.



MARKET ANALYSIS

Salt Lake City is experiencing remarkable economic growth, positioning itself as a major hub for business and innovation in the United States. With a diverse and rapidly expanding economy, the city has attracted a range of industries, including technology, finance, healthcare, and logistics. The “Silicon Slopes” region, which includes Salt Lake City, is home to numerous tech startups and established companies, making it one of the fastest-growing tech centers in the country. Major corporations are establishing headquarters or expanding operations here, driven by the city's educated workforce, lower cost of doing business compared to other metropolitan areas, and access to a highly skilled labor pool from nearby universities.

As businesses continue to flock to the area, demand for office spaces, retail locations, and industrial properties is rising. Additionally, ongoing urban revitalization projects are transforming key neighborhoods into vibrant business districts, increasing property values and attracting foot traffic. With the city's population growing steadily and job creation on the rise, commercial real estate investments are poised to benefit from both short-term returns and long-term appreciation. Furthermore, the city's pro-business climate, paired with stable property markets, makes Salt Lake City an ideal location for investors seeking to capitalize on a growing economy.



MARKET DEMOGRAPHICS

Salt Lake City has experienced significant population growth in recent years, driven by its strong economy, job opportunities, and high quality of life. As the largest city in Utah, it has attracted both young professionals and families, contributing to a steady influx of new residents. The city's growth has been fueled by the expansion of its tech sector, often referred to as “Silicon Slopes,” as well as its vibrant outdoor recreation scene and affordable cost of living compared to other major cities in the U.S. This population boom has also spurred demand for housing, infrastructure, and commercial developments, positioning Salt Lake City as one of the fastest-growing urban areas in the western United States.

SUMMARY

	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	69,581	384,895	881,027
2029 Population Projection	70,611	389,529	891,879
Total Households	30,026	155,305	318,658
Avg Household Income	\$77,477	\$92,258	\$98,136
Median Age	35	35.7	35.6
Total Consumer Spending	\$841.5M	\$5B	\$11.1B



Virtual Tour
Click Here

EXTERIOR PHOTOS





Virtual Tour
Click Here

EXTERIOR PHOTOS





- Residential
- Commercial
- Industrial

NACEY PAINTING
COMMERCIAL AND INDUSTRIAL
SPECIALISTS
naceypainting.com

BRAKE

AA AUTO REPAIR
EMISSIONS - WHEELERS - SUSPENSION
OIL CHANGE

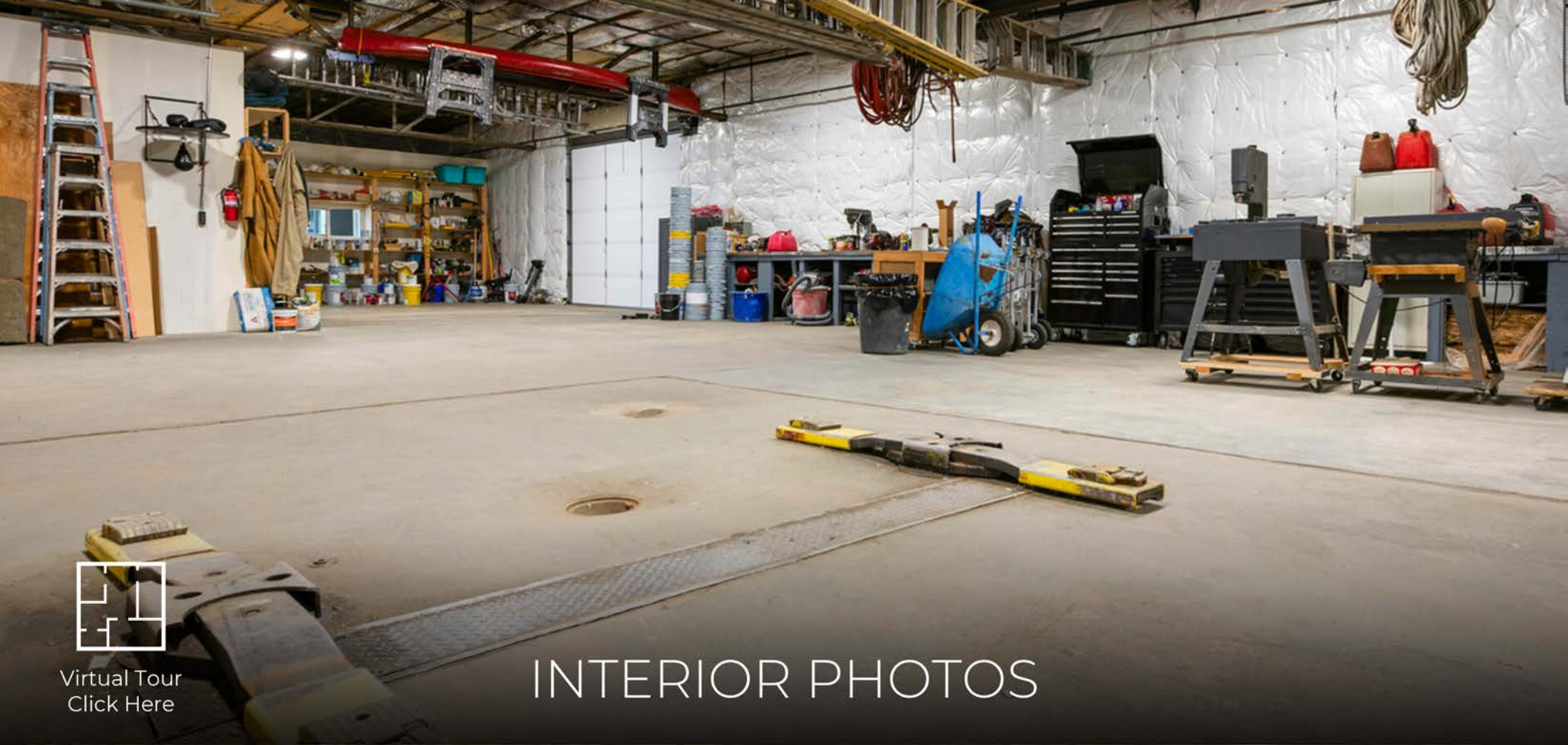
AA AUTO REPAIR



Virtual Tour
Click Here

EXTERIOR PHOTOS





Virtual Tour
Click Here

INTERIOR PHOTOS





Virtual Tour
Click Here

INTERIOR PHOTOS





Virtual Tour
Click Here

INTERIOR PHOTOS





Virtual Tour
Click Here

INTERIOR PHOTOS





TRAILERS & VAN





SALT LAKE CITY, UT

Salt Lake City, Utah, is a rapidly growing metropolitan area known for its vibrant economy, outdoor recreation, and cultural diversity.

As the state's capital and largest city, it has become a hub for tech companies, attracting new businesses and a talented workforce, which has contributed to a flourishing job market and robust real estate development.

The city's proximity to world-class ski resorts, national parks, and outdoor activities makes it an attractive destination for both residents and tourists. Additionally, ongoing infrastructure improvements, such as public transportation expansion and urban redevelopment projects, are shaping Salt Lake City into a dynamic and forward-thinking urban center.

With its blend of economic growth, quality of life, and scenic beauty, Salt Lake City continues to be a major draw for newcomers and investors alike.



CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 327 East 3300 South Salt Lake City, UT 84115. 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.



kw COMMERCIAL

Evan Hawksley

Commercial Real Estate Broker

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

- 📞 801-948-3783
- 🌐 www.Peak-CRE.com
- ✉ Evan@PeakCollectiveGroup.com



Kody Watts

Commercial Real Estate Broker

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

- 📞 801-948-3783
- 🌐 www.Peak-CRE.com
- ✉ Kody@PeakCollectiveGroup.com

