

**PRICE REDUCED!
\$200,000**

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT



**SELLER FINANCING
AVAILABLE**

971

**MARGARET AVE
SALT LAKE CITY, UT**

M-1 ZONED 3,052 SF WAREHOUSE WITH OFFICE & YARD SPACE

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	971 Margaret Ave. Salt Lake City, UT 84104
Listing Price	\$1,300,000
Total SF	3,052 SF
Land Size (AC)	0.24
Zoning	M-1
2024 Taxes	\$4,084.12
Parcel Numbers	15-14-404-003, 15-14-404-025, 15-14-404-026

SELLER FINANCING TERMS

Seller financing is available with proposed terms of 20% down, a 6.5% interest rate, amortized over 30 years with a 10-year balloon payment.

Monthly payments would be \$6,573.51

FINANCING TERMS CAN BE NEGOTIABLE.



PROPERTY OVERVIEW

Peak Collective Real Estate is pleased to present the opportunity to purchase a strategically located industrial property located at 971 Margaret Ave, Salt Lake City, UT.

With approx 3,052 square feet situated on .24 acres, this property offers a mix of warehouse and office space, making it ideal for various businesses. Close to multiple freeway access points ensures seamless transportation logistics.

The property is located in a highly desired M-1 industrial zoning, providing flexibility for a range of industrial, manufacturing and business uses. There is a fenced lot which can also be used as yard space.

The warehouse has a 16 ft roll up overhead door, phase 3 power, and fenced yard space.





PHASE 1 ENVIRONMENTAL REPORT

Wasatch Environmental Inc conducted a Phase I Environmental Site Assessment (ESA) of the Property at 971 West Margaret Avenue, Salt Lake City, Utah, in accordance with ASTM E1527-21. The purpose was to identify any recognized environmental conditions (RECs) associated with the site.

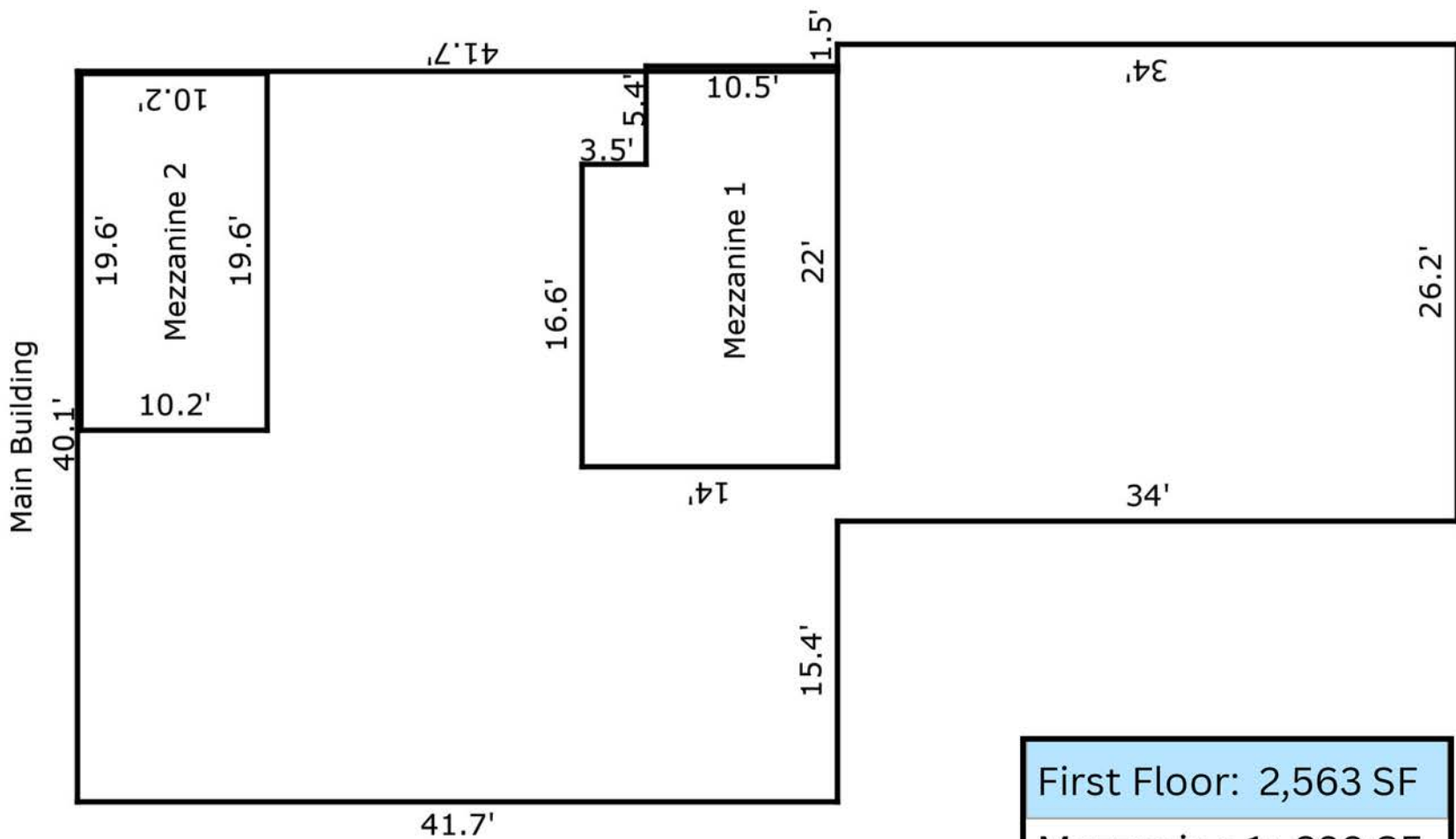
The 0.24-acre property includes a 3,052-square-foot building with a partially gravel-covered and asphalt-paved lot. It is currently occupied by a recreational vehicle rental agency. During our site reconnaissance, we observed several covered interior floor drains and an unused grease trap, installed in the early 2000s for a granite business expansion. Interviews confirmed no vehicle maintenance has occurred on-site, and the drains have been sealed for over 30 years. No RECs were identified.

Historically, the property had a residence and a commercial building from the 1950s until the residence was lost to fire in the 1960s. Before its current use, it housed a truck-lifting shop and a geotechnical testing lab. The current owner acquired it in the 1990s, operating a tile and granite business before transitioning to van rentals.

The property was not listed on ASTM-specified or supplemental databases, and no hazardous substance storage or release sites were identified nearby. No RECs, controlled RECs, or significant data gaps were found in connection with the site.

971

MARGARET AVE



First Floor: 2,563 SF

Mezzanine 1: 289 SF

Mezzanine 2: 200 SF

Total: 3,052 SF

971

MARGARET AVE



3,052 SF

0.24 AC

971

MARGARET AVE



SITE

I-15 - 284,000 ADT

SR 201 - 107,000 ADT



EXTERIOR PHOTOS





EXTERIOR PHOTOS





INTERIOR PHOTOS



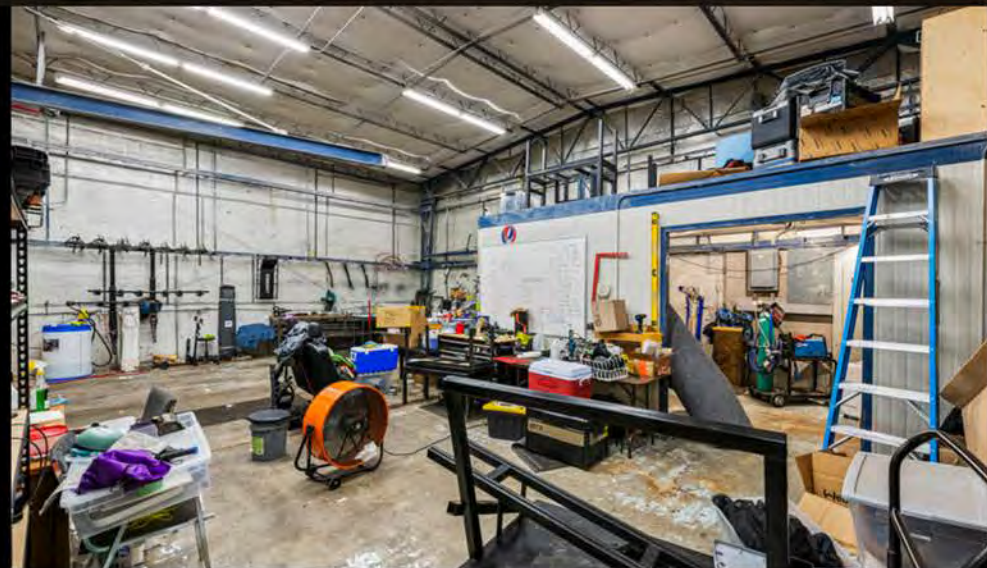


INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





CLICK TO VIEW
VIDEO TOUR



CLICK TO VIEW
3D TOUR

M-1 ZONING USE

- Accessory use, except those that are otherwise specifically regulated elsewhere in this title
- Adaptive reuse of a landmark site
- Agricultural use

Alcohol:

- Bar establishment
 - Brewpub
 - Distillery
 - Tavern
 - Winery
-
- Ambulance Services

Animal:

- Cremation Service
 - Kennel
 - Pet cemetery
 - Pound
 - Raising of furbearing animals
 - Stockyard
 - Veterinary Service
-
- Antenna, communication tower, exceeding maximum building height

- Artisan food production
- Bakery, commercial
- Bio-medical facility
- Blacksmith shop
- Bottling plant
- Brewery
- Building material distribution
- Bus line station/terminal
- Bus line yard and repair facility
- Cannabis production establishment
- check cashing/payday loan business
- Commercial food preparation
- Community correctional facility, large
- Community correctional facility, small
- Community garden
- Concrete and/or asphalt manufacturing
- Contractor's Yard/office
- Crematorium
- Data center
- Daycare center, adult
- Daycare center, child
- Dwelling living quarters for caretaker or security guard on lots over 1AC

M-1 ZONING USE

- Equipment, heavy
- Equipment rental
- Financial institution with/without drive through
- Food processing
- Gas station
- Golf course
- Government facility
- Government facility requiring special design
- Grain elevator
- Greenhouse
- Home occupation
- Hotel/motel
- Impound lot
- Industrial assembly
- Laboratory, medical related
- Large wind energy system
- Laundry, commercial
- Light manufacturing
- Limousine service
- Mobile food business
- Mobile food court
- Municipal services including City Utility
- Office
- Office, publishing company

- Open space
- Package delivery facility
- Park

Parking:

- Commercial
- Off-site
- Park and ride lot
- Shared lot with existing use

- Photo finishing lab
- Printing plant
- Radio, television station
- Railroad, freight terminal facility
- Railroad, repair shop
- Recreation (indoor)
- Recreation (outdoor)

Recycling:

- Collection station
- Processing center

- Research and development center
- Restaurant with/without drive-through

M-1 ZONING USE

- Retail goods establishment with/without drive-through
- Retail services establishment:
- Electronic repair shop
- Furniture repair shop
- Upholstery Shop
- Rock, sand and gravel storage & distribution

School:

- Professional and vocational
- Seminary and religious institute

- Seasonal farm stand
- Sexual oriented business
- Sign painting/fabrication
- Small brewery
- Solar array
- Storage & display (outdoor)
- Storage & display public (outdoor)
- Storage, self
- Store, convenience
- Studio, motion picture
- Taxicab facility
- Technology facility
- Tire distribution retail/wholesale

- Truck freight terminal
- Urban farm

Utility:

- Building or structure
- Electric generation facility
- Sewage treatment plant
- Solid waste transfer station
- Transmission wire, line, pipe, or pole

Vehicle:

- Auction
- Automobile truck repair
- Automobile and truck sales & rental
- Automobile part sales
- Automobile salvage and recycling
- Recreational Vehicle (RV) sales and service
- Truck repair (large)
- Vending cart, private property
- Warehouse
- Welding shop
- Wholesale distribution
- Woodworking mill



MARKET DEMOGRAPHICS

Salt Lake City, has experienced remarkable growth in recent years. The city has seen significant expansion in office, industrial, and retail spaces. According to a report by the Kem C. Gardner Policy Institute, the demand for commercial real estate in Salt Lake City has reached historic highs, driven by a dynamic economy and a growing population.

Over the past several decades, Salt Lake City has transformed from a thriving town into a major hub in the western United States. By 2023, these numbers have skyrocketed, with industrial space now at 100.5 million square feet, office space at 45.2 million square feet, and retail space at 25.8 million square feet. This dramatic growth underscores Salt Lake City's emergence as a key player in the regional and national economy.

SUMMARY

	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	37,110	349,937	847,582
2028 Population Projection	37,928	356,515	863,820
Total Households	12,835	133,786	296,023
Avg Household Income	\$66,251	\$82,040	\$93,088
Median Age	34.8	35.8	35.3
Total Consumer Spending	\$364.1M	\$4.3B	\$10.5B



SALT LAKE CITY, UT

Salt Lake City is known as the Crossroads of the West for its central geography in the western United States. Although Salt Lake City is still home to the headquarters of the Church of Jesus Christ of Latter-day Saints, less than half the population of Salt Lake City proper is Mormon.

Salt Lake City has developed a strong outdoor recreation tourist industry based primarily on skiing, but also is one of the notable industrial banking and transportation centers of the U.S. Schools located in the city include the University of Utah, Westminster College, Salt Lake Community College, Eagle Gate College, the Art Institute of Salt Lake City and LDS Business College among others.

Salt Lake is home to several museums including the Church History Museum, the Utah Museum of Fine Arts as well as the Utah Museum of Natural History among other popular cultural sites.





kw COMMERCIAL

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