

1366 S 400 W - FOR SALE

Salt Lake City, Utah 84115

\$2,200,000

ASKING PRICE



+/- 7,500 SF

BUILDING

0.53 AC

SITE

23,087 SF

LAND

MU-8

ZONING

CENTRAL SALT LAKE LOCATION - IMMEDIATE I-15 ACCESS

Commercial property on S 400 W near the I-15 / 1300 South interchange. Includes the main building, garage/storage space and substantial exterior site area.

PURCHASE OPPORTUNITY

UP TO \$200,000

REPAIR & IMPROVEMENT ALLOWANCE

Owner recognizes that the property requires repairs and improvements and is prepared to consider an allowance of up to \$200,000 as part of an acceptable purchase transaction. Buyer to complete independent inspections and due diligence.

Seller financing may be available to qualified purchasers.

PROPERTY HIGHLIGHTS

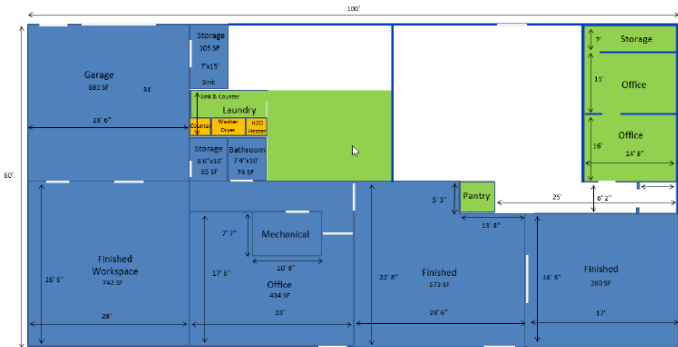
- +/- 7,500 SF total building area
- Approx. 6,000 SF primary building
- Approx. 1,500 SF garage / storage
- 0.53 acres / 23,087 SF site
- MU-8 zoning
- 400 West frontage
- Immediate I-15 / 1300 South access
- Significant exterior paved / site area

PROPERTY PLAN & PURCHASE OPTIONS

1500 S 400 W | Salt Lake City, Utah



SITE / PARCEL VIEW



BUILDING LAYOUT

SALE OFFERING

Asking Price	\$2,200,000
Repair & Improvement Allowance	Up to \$200,000 may be considered as part of an acceptable purchase transaction.
Seller Financing	May be available to qualified purchasers; terms depend on buyer qualifications and overall transaction.
Property	Entire 0.53-acre site with +/- 7,500 SF total building area.
Brokers Welcome	Owner welcomes broker inquiries. Cooperating broker compensation may be available for qualified transactions.

OPTIONAL BUSINESS OPPORTUNITY

A purchaser looking to start a business may also explore development of the proposed 400 West Market & Grocery Hub powered by Co-Op Shopper.

For the right qualified purchaser committed to developing and operating the Hub, the owner may consider more favorable seller-financing terms, Co-Op Shopper development support and potential defined Salt Lake City / Park City market rights, subject to separate agreements.

DEVELOPER / INTERIM USE

The Hub may also provide an optional interim-use strategy for a purchaser considering longer-term redevelopment of the property.



EXPLORE

co-opshopper.com/slc

ART DUY | 801-870-0901

Information is approximate and subject to verification. Repair/improvement allowance, seller-financing terms, broker compensation and business-opportunity terms are subject to negotiation, qualification and final legal documentation.

Offering Updated: September 2026