

FOR SALE

7396 South Union Business Park #302

7396 S Union Park Ave #302

Midvale, UT 84047

OFFICE CONDO

\$590K
PRICE



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Executive Summary

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PRICE

\$590,000

We are pleased to present 7396 - South Union Business Park #302 , a Class B professional office condo located in Midvale, Utah. Positioned in one of the market's most sought-after business corridors, this professional, east facing, third-floor office suite offers exceptional mountain views and a functional, well-designed layout. The space features a welcoming reception area, spacious conference room, six (6) private offices, shared collaborative workspace, and a convenient kitchenette. An excellent opportunity for an owner-user seeking a polished and productive office environment.

PROPERTY DATA

Building Class	B
Year Built	2000
Square Feet	2,100
Load Factor	21%
CAM Fee	\$515/mo.
Property Taxes	\$4,830

Investment Highlights

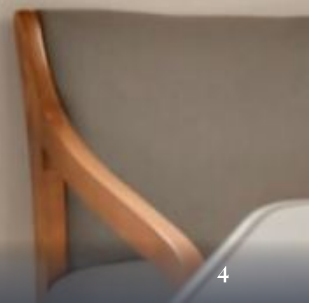
7396 South Union Business Park #302 is a Class B office condo comprising 2,100 square feet of premium, move-in-ready professional space. The 3-story condo building was constructed in 2000 and features modern mechanical systems, elevator service, and above-standard finishes throughout.

Lots of Parking. The campus-style setting offers professional landscaping, monument signage, and an environment attractive to corporate users.

Centrally located in the Fort Union Area of Midvale, UT, the property offers convenient access to major freeways, transit corridors, and the region's primary employment centers. The surrounding area's above-average median household income supports a robust local economy and reinforces the professional character of the business district. Utah continues to rank among the top states for business formation and employment growth.

PROPERTY SNAPSHOT

 Asking Price	\$590,000
 Year Built	2000

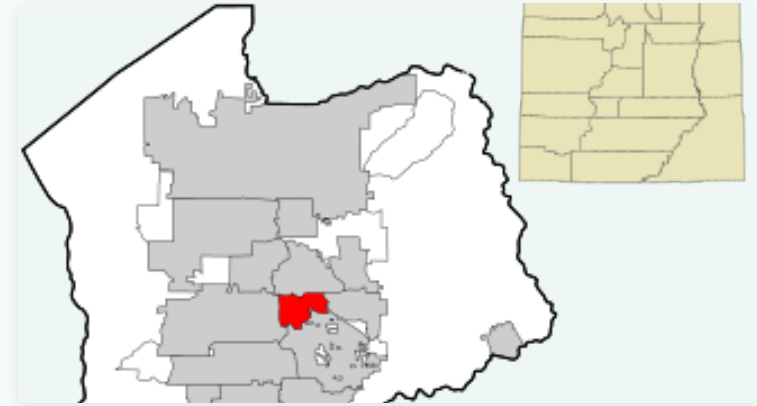


Market Overview

Market Overview: Midvale, UT

Midvale is a city in Salt Lake County, Utah, United States. It is part of the Salt Lake City metropolitan area. Midvale's population was 36,028 according to the 2020 United States Census.

Midvale is home to the Shops at Fort Union, located on the East side of the city and the Bingham Junction economic center, located on the west side of the city. Midvale is centrally located in the most populous county in Utah and is bisected by Interstate 15. Interstate 215 serves as the northern boundary of the city's east side. Midvale is one of the few cities in Utah to be home to two direct TRAX lines and three TRAX stations.



KEY FACTS

Population	27,029
Area	5.9 sq mi
Elevation	4,383 ft
Time Zone	Mountain Time Zone
County	Salt Lake County
Incorporated	January 1, 1851
State	Utah

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	18,769	Population	137,423	Population	317,896
Median HH Income	\$86,389	Median HH Income	\$98,124	Median HH Income	\$100,657
Households	8,326	Households	54,344	Households	123,221

Source: ESRI / ArcGIS Business Analyst



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FOR MORE INFORMATION



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