



FOR SALE

4 PLEX

119 LESLIE AVENUE
SOUTH SALT LAKE, UT 84106

4 UNIT MULTI-FAMILY | SELLER FINANCING AVAILABLE

ADDRESS

119 East Leslie Avenue

TOTAL SQUARE FEET

2,124 SF

UNIT CONFIGURATIONS

3 - 1 bed/1 bath
1 - Studio

RENT BREAKDOWN

Unit #1 \$1,100 | 541 Sq Ft
Unit #2 \$850 | 271 Sq Ft
Unit #3 \$1,100 | 816 Sq Ft
Unit #4 \$1,025 | 496 Sq Ft

TOTAL: \$4,075.00 (Proforma)

OCCUPANCY

100%

PARKING

4 Parking Spaces



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PROPERTY SUMMARY

Great owner-user investment opportunity in South Salt Lake! Ideal for a first-time buyer looking to build wealth through real estate. This property features four total units, including one detached unit, with a business license for all four. Currently 100% occupied with detached building on month-to-month option, allowing for owner/user to occupy that unit. Tenants pay all utilities and handle snow removal. Features include four dedicated parking spaces, low-maintenance zero-scaped grounds, newer roofs, appliances, flooring, paint, A/C, and laundry equipment. Seller financing available. Conveniently located near freeways and businesses on a quiet street. A great opportunity to own, invest, and generate income from day one. **Do not disturb tenants!!** Call broker for showings. Will not show without accepted offer to limit tenant disruption.



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