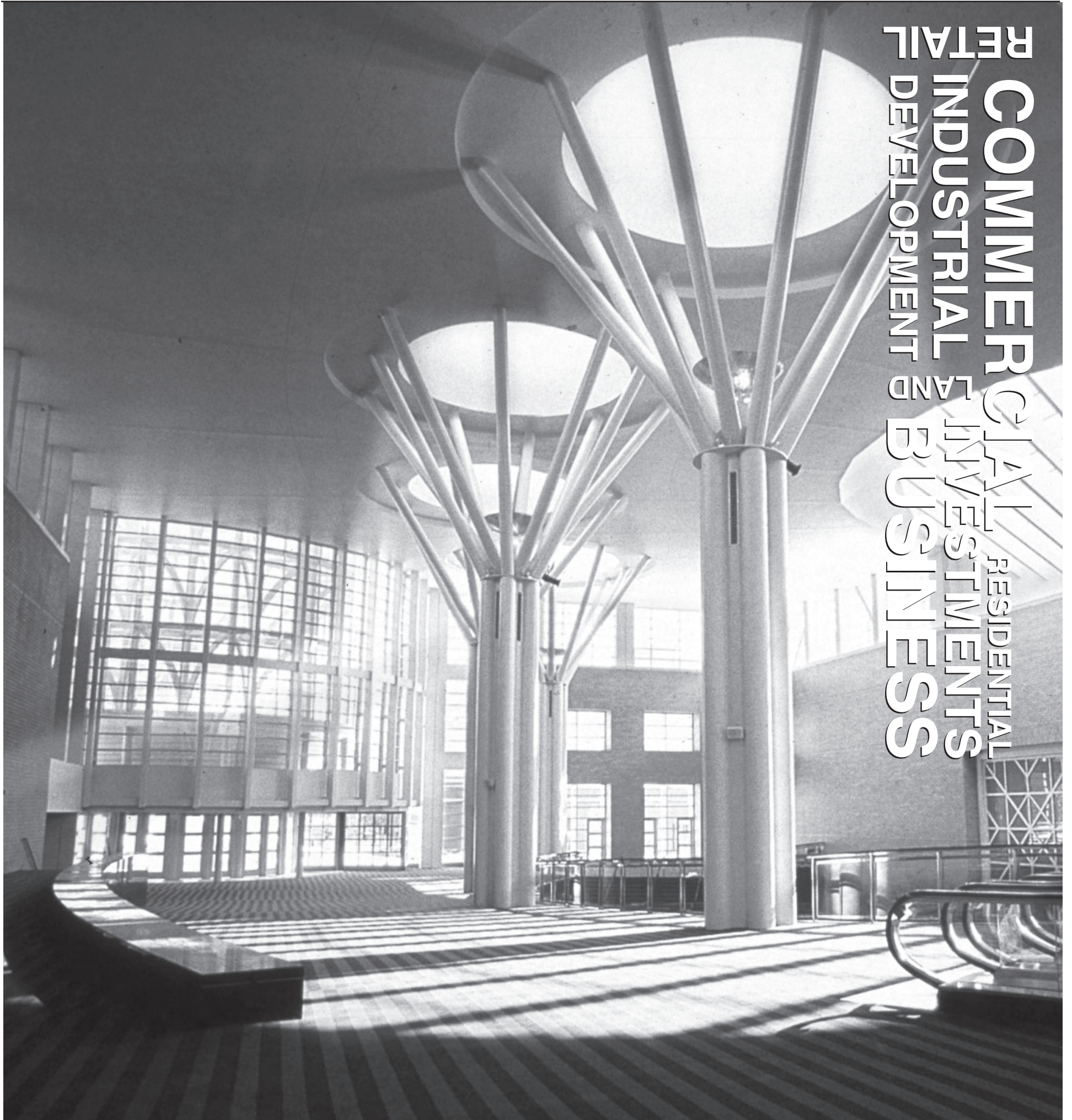


# THE Enterprise

SECTION B  
September 24, 2012

## UTAH'S COMMERCIAL REAL ESTATE GUIDE

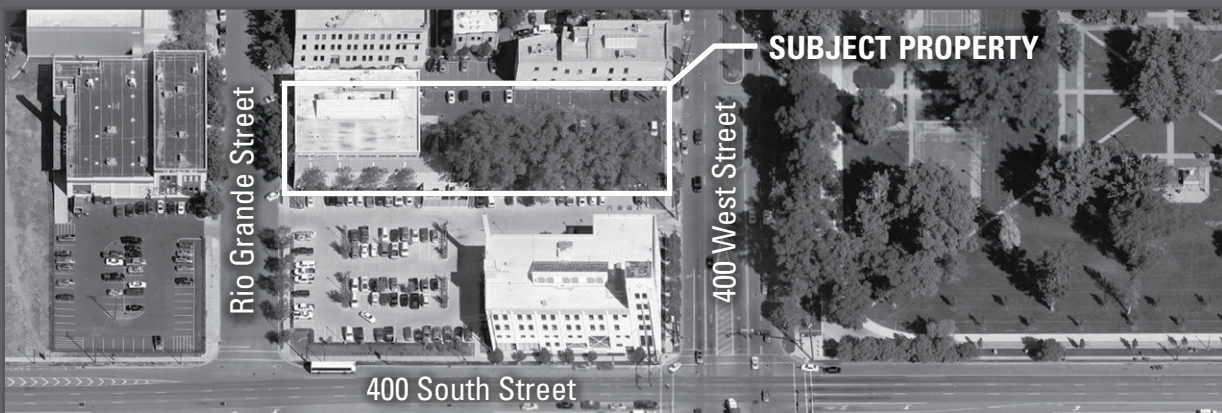


COMMERCIAL INVESTMENTS  
RESIDENTIAL  
INDUSTRIAL & BUSINESS  
DEVELOPMENT & BUSINESS  
RETAIL





URBAN ASSOCIATES LLC



**BUILDING FOR SALE / LEASE**  
**342 SOUTH 400 WEST**  
 (341 South Rio Grande Street)

**GREAT MULTI-FAMILY / MIXED USE SITE**

**JOINT VENTURE POSSIBILITY**

**ONE BLOCK SOUTH OF GATEWAY MALL**

**CLOSE TO FREEWAY OFF-RAMPS**

**TWO BLOCKS SOUTH OF TRAX STOP**

- Building: **18,888 sq ft**
- Existing On-site Parking Lot: **72+ Stalls**
- Frontage Two Streets: **123.75' each**
- Lot: **40,838 sq ft** (123.75 ft x 330 ft)
- Zone: **D3**
- Price: **\$2,250,000**

**801-532-5357**



*"Influencing the success of the commercial real estate industry by advancing the achievements of women."*



Heather Bogden is a commercial real estate agent and Retail Specialist at Coldwell Banker Commercial. Heather utilizes her skills and is focused specifically on retail tenant representation and leasing. Heather came to the exciting world of commercial real estate after working in public education for more than 20 years as an elementary teacher and educational interpreter for the deaf.

Heather is an active member of ICSC-International Council of Shopping Centers and served a term as the chairperson for the ICSC Next Gen Committee. Her territory included Utah, Idaho, and Montana. She completed both Level I and Level II ICSC John Riordan Institutes for retail leasing. In addition to ICSC she regularly attends CCIM symposiums and continues to be active with CREW- Commercial Real Estate Women and NAWBO- National Association of Women Business Owners.

Heather enjoys networking and meeting new people. She is continuously increasing her knowledge to insure that her clients receive the professional and dedicated service they deserve.



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MEMBERSHIP: Melissa McIntyre (801)947-3974

[www.crewutah.org](http://www.crewutah.org)

[hello@crewutah.org](mailto:hello@crewutah.org)

SPONSORSHIP: Terese Walton (801)487-3236

# Million Dollar Homes

**Rhonda Bachman**

Realtor, JTM

801-641-0826

rhonda.bachman@utahhomes.com

2733 E. Parleys Way, Ste 202

Salt Lake City, UT 84109



820 Empire Ave. Park City

~~\$1,295,000~~

**\$1,195,000**

Approx Sq Ft:	2898	Den:	0
Bed Rooms:	3	Living Room:	0
Bath Rooms:	2.5	Laundry:	1
Family Rooms:	1	Fireplace:	1



Exclusive opportunity to preview this amazing Old Town home. This home boasts a 5 star rating by vacationers from around the world. It is over 90% booked for the season and for that reason, difficult at times to show. Please take advantage of this rare Priced to SELL, this beautiful remodeled home features new fireplaces, bathrooms and all new master suite. Nearly ski in ski out! Only 150 Yards to Park City Town Lift providing ski access to Park City Mountain Resort. Empire #1 located across the street from the Quittin' Time run allowing you to ski back to the home after a day on the slopes. This 3 bedroom, 2-1/2 bathroom, boasts a 5 star rating from rental guests who have stayed in the home! It is nicely situated in a quiet section of historic Park City within walking distance of Main Street (1/4 mile). This old town home has the RARE 2 car garage and sits on a lot and a half! Additional features include high vaulted ceilings, wood beams, slate, granite, travertine, new carpet, well appointed furnishings and art. For buyers looking to rent the home, this home has EXCELLENT rental income and bookings. Furniture negotiable.

641 E Windsor Ln Kaysville

**\$1,199,000**

Approx Sq Ft:	7400	Den:	1
Bed Rooms:	6	Living Room:	1
Bath Rooms:	6	Laundry:	1
Family Rooms:	2	Fireplace:	2



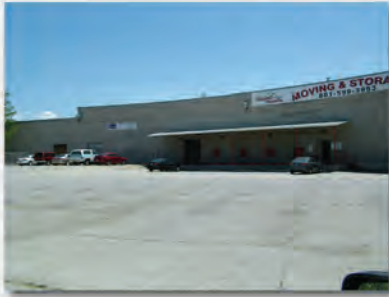
SELLER FINANCING AVAILABLE! Designed & built by Ned/Lorraine Giles & renowned C.D. Martineau Homes, this property sets the standard for luxury homes in Davis Cty. Situated on an acre of land at the end of a cul-de-sac & bordered by a wooded draw with a stream on the North & the open space of a serene pasture/orchard on the South \* This home blends a private location with an amazingly elegant yet functional floor plan \* The finish level & construction quality are also as good as it gets \* Energy efficient 2x6 walls \* Top of the line Martin windows (lifetime warranty) \* A composite bar tile roof (lifetime warranty) \* Clear oak hardwood floors \* An indoor spa room \* A full 2nd kitchen in the daylight walk-out basement \* A "safe" room (with a safe door) \* 450 sq ft of food storage \* An amazing master bedroom & bath \* A workshop with a garage door out to the private back yard & sand filled volleyball court \* Vaulted ceilings \* 3 huge fire places, with one in the Master bdrm \* A dream office & on & on...This is 7400 sq ft of absolutely elegant yet comfortable living space for you & your family. And please don't forget, it's only 20 minutes from downtown SLC. (5-10 mins closer than Draper)The home is owner-occupied so please contact the agents for an appt to see this unforgettable home in person.

# Jake Copinga

## 801-706-9754 cell

jake@iproperties.com

### 545 South Gale Street (350 West) Salt Lake City, Utah



- Space Available: 24,255-16,400 SF
- 4 Dock High Doors
- Large Yard
- Good Visibility & Freeway Access
- \$0.20-\$0.25/SF/Month NNN
- Landlord will entertain short term deals

### 520 South Gale Street (350 West) Salt Lake City, Utah



- Automotive Garage
- 5,454 SF Available
- 4 Grade Level Doors (12' x 14')
- Possible Yard
- Good Visibility & Freeway Access
- \$2000/Month NNN
- Landlord will entertain short term deals

### 548 South Gale Street (350 West) Salt Lake City, Utah



- 10,000-50,000 SF Available
- 3 Dock High Doors
- 1 Grade Level Door (20' x 14')
- Yard Available
- \$0.20-\$0.25/SF/Month
- Landlord will entertain short term deals

### 509 South Gale Street Salt Lake City, Utah



- 3,450 SF
- 1 Grade Level Door
- Yard Available
- \$0.20-\$0.25/SF/Month NNN
- Landlord will entertain short term deals

### 333 West 500 South Salt Lake City, Utah



- 3,000-8,600 SF Available
- 18 Dock High Doors
- Large Yard
- Large Office
- Spray Booth
- \$0.20-\$0.25/SF/Month
- Landlord will entertain short term deals

### 89 D Street Salt Lake City, Utah



- Free-standing Building
- Great Avenue Location
- 2,400 SF
- Full Kitchen
- Lease Rate \$2,800/Month
- Sale Price \$499,000

### 4220 South State Street Murray, Utah



- Full Service Car Lot
- 1.29 Acres Improved
- 5 Bay Fully Equipped Repair Facility Including Wash Bay
- Great State Street Location
- State Street Signage
- Sale Price \$1,690,000
- Possible Seller Financing

### 630 West Girard Ave Salt Lake City, Utah



- Purchase Price \$89,000
- Warehouse/Shop Space
- 1,200 SF
- 2 Grade Level Doors (10' x 10')
- Small Yard



[www.iproperties.com](http://www.iproperties.com)

# 801-355-0600