

# THE **Enterprise**

SECTION B  
June 25, 2012

## UTAH'S COMMERCIAL REAL ESTATE GUIDE

RETAIL  
DEVELOPMENT  
AND  
BUSINESS  
INVESTMENTS  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL  
DEVELOPMENT



**CR** CHAPMAN  
RICHARDS  
AND ASSOCIATES

**UB**

**INTERNET**  
PROPERTIES INC.

## HUFF CREEK RESERVE

Approximately 4,065 acres located about 14 miles east of Coalville and only 55 miles from Salt Lake City. The private gate to the Reserve lies at the end of a county road, which is paved and maintained year 'round. Elevations range from about 6,400' up to about 7,800', with a variety of vegetation including large stands of aspen interspersed with grassy parks. Annual precipitation varies from about 16 to 20 inches – all dependent upon weather conditions.



The Reserve is currently part of a CWMU (Cooperative Wildlife Management Unit) and hunting is managed by a professional guide. This attractive place is leased to a local rancher who grazes about 100 cow-calf pairs from June through September. Current green belt property taxes were only \$745.00 in 2010.

While the Huff Creek Reserve is currently zoned for about 30 separate parcels, it is an ideal opportunity for those who want to enjoy the private expanse of over five square miles for big game hunting and family outings replete with hiking, trail rides on horseback, and plenty of room for ATVs and snowmobiles – all without chafing under federal and state restrictions.

**Originally offered at \$5,695,000 – Just Reduced 25% to \$4,268,250 by Motivated Seller – Only \$1,050.00 an Acre!**

## MEDICINE BUTTE RETREAT



Located 30 minutes out of Evanston, Wyoming, this property is a private, secluded island surrounded by a vast 40,000-acre cattle ranch. The retreat is great for family gatherings, entertaining guests, or quiet relaxation. It is ideal for horseback riding, four-wheeling, hiking and the pond is just large enough to put a small boat in for the kids to paddle around. Because the nearest human activity is many

miles away, a large variety of wildlife freely roam through the Retreat providing opportunities for viewing, photography and hunting.

This offering represents a rare opportunity to own an affordable one-of-a-kind and ready-to-enjoy place encompassing one square mile of land only about 100 miles from Salt Lake City. **NOW OFFERED AT \$650,000.**

## LOWER BLACKS FORK RIVER RANCH

**NOW OFFERED AT \$2,200,000 – 15% PRICE REDUCTION – PREVIOUSLY OFFERED AT \$2,600,000.** 102 beautiful, secluded acres located on the Blacks Fork River in Wyoming's historic Bridger Valley. An easy 95-minute drive from Salt Lake City mostly on Interstate 80.



The land consists of very productive, tree-lined, flood-irrigated native hay meadows with the Blacks Fork River meandering through for about one-half mile.

Meticulous improvements include a private, gated-entry drive, fully-finished barn with a self-contained apartment, and a new architecturally-designed four-bedroom, five-bath home overlooking a river-fed pond. The area around the home and barn is fully-landscaped and has an automatic sprinkler system.

This spectacular property has all-new perimeter fencing with attractive welded pipe fence around the improvements. **Establish Wyoming residency and pay no personal income tax!**

**Sam Sanders**

Seller's Exclusive Agent

**BATES • SANDERS • SWAN  
LAND COMPANY**

801-521-4259  801-694-2092

srs@bateslandco.com • www.bateslandco.com



## SPRING CANYON RANCH



2.5 hours from Salt Lake City or Ogden on Commissary Ridge 20 miles from Kemmerer, WY.

Beautiful custom built log cabin with year round stream. 75 acres with 6 acres of old growth pines. 2 acres of pasture grass that is mowed. Restored homestead cabin that is 115 years old. Ponds with native brook trout in. The year round creek drains into the Fontenelle drainage next to the Hams Fork.. Endless fishing and hunting in an undiscovered paradise.

**Now Offered At: \$499,000.00**

*(Will trade for income producing properties, someone who could build a commercial building, or will carry contract with 20% down.)*

For more information contact:  
**Gary Lyells 801-721-4549**  
**letsgomonaco@hotmail.com**

 **Enterprise**

UTAH'S BUSINESS JOURNAL

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**COMMERCIAL DIVISION**

1414 E. Murray Holladay Road  
801-278-4414

**HIGH END OFFICE SPACE FOR LEASE**  
6740 SOUTH 1300 EAST



**Lease Rate: \$18.00**  
Full Service Janitorial Incl.  
- Main Floor: 3,157 SF  
- 2nd Floor: 3,1633,728 SF  
-7-9 Windowed Offices  
- Conference Room  
- Break Room  
- 2 Minutes From Fort Union Exit of I-215

**Kym McClelland**  
801-573-2828



**Industrial Warehouse**  
3061 SOUTH 300 WEST

- \$399,900
- 5,600 Square Feet
- .36 Acres
- One Level-14' Ceilings
- Excellent Central Location
- Fenced Yard

**George Richards, CCIM 801-631-9963**

**REDUCED PRICE!!**



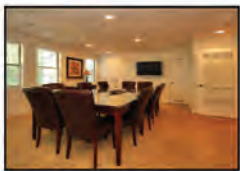
**DOWNTOWN OFFICE WAREHOUSE**

Lease Rate: \$1,250/mo.  
Least Type: NNN

- FENCED YARD
- Heated Garage
- 2,916 Square Feet
- 1,050 Office Space
- 1,866 Warehouse/Storage
- .17 Acres
- Completely Remodeled
- New Carpet

**MARK RICHARDS 801-898-7778**

**Woods on Ninth - 6775 South 900 East**



**Executive Office Space**

Lease Rate: \$18.00  
Lease Type: Full Service

- 3,133 Square Feet Upstairs
- Completely Remodeled
- Plenty of Parking
- Harwood Floors
- 10 Private Offices
- Small & Large Conference Rooms
- Granite Countertops in Bathroom



**Reception Center, Restaurant, Club, Retail or Office**

For Sale: \$2,200,000

For Lease:

\$25.00/Sq. Ft. Full Service

- 11,441 Square Feet
- 3,800 Square Feet of Office/Retail
- 1.15 Acres
- Banquet Liquor License
- 10 Private Offices
- Small & Large Conference Rooms
- 2 Full Kitchens - 2 Gas Fireplaces

**George Richards, CCIM**

**801-631-9963**

**FIRST MONTH FREE RENT!!!**

1459 East 3900 South



Lease Rate: \$12.50 NNN

- 2,000 Square Feet
- Private Atrium Entrance
- Main Floor Loading Dock
- Plenty of Off Street Parking

**Barry Brinton**  
801-694-0243

**Crystal Richardson**  
801-641-5687

**Main Floor Space Available**

740 East 3900 South



- 2,355 SF Rentable
- 2,180 SF Usable
- Waiting Room
- Reception Area
- 5 Private Office
- Conference Room
- \$14.50/mo. Full Service

**Terry Cononelos**  
801-205-7019

**Naylor Farm Office Building**

3823 West 9000 South



Lease Rate:  
**\$14.00 - NNN**

- 4,435 Square Feet—Can Be Divided
- Will Be Built out To Meet Your Needs
- Close to Redwood Road, Bingham Highway, and Bangerter Highway
- Next Door to Naylor Shopping Center

**GEORGE RICHARDS, CCIM 801-631-9963**

**Office Condo for Sale/Lease**

5292 So. College Drive #101 (500 West)



- 6287 SF- Main floor office
- High end tenant finish
- 14 + private office
- 2 large work areas
- Underground parking

For Sale: \$1,295,000  
Lease Rate: \$13.50 NNN



**George Richards, CCIM**  
801-631-9963

**Centrally Located Warehouse**

106 W. Fireclay Ave. (4295 So.)



- 3 Buildings
- Approx. 27,000 SF
- 23 Grade Level Doors
- 2 Dock High Doors
- Zoned: Multi Family or Industrial

**Bijan Fakhrieh**  
801-918-9000

**HOLLADAY OFFICES FOR LEASE**  
4609 South 2300 East



- DSL, T1, & OC3 Lines
- Great for Call Center
- Easy Freeway Access
- Kitchen, Conference Room, and Reception
- Executive Offices Avail.

**JIM MCLACHLAN 801-750-7991**

**Warehouse/Office For Lease**

3555 South 700 West



- Two Units: 4C & 4D
- Unit Lease Rate: \$2,750
- Each unit has: 4,000 SF Warehouse, 1,000 SF

**GEORGE RICHARDS, CCIM 801-631-9963**

**New South Jordan Office Condos**

1258 W. South Jordan Parkway(10400 South)



For Sale:  
\$131-\$133 RSF  
Price includes  
\$30 TI Allowance

Several units available: 1,550 to 4,211 RSF  
Banked Owned—Financing Available

**GEORGE RICHARDS, CCIM 801-631-9963**

**FREE STANDING OFFICE BUILDING**  
1092 E. South Union Avenue



4,928 SF- Close to I-215  
For Sale: \$625,000  
For Lease: \$12.00/NNN

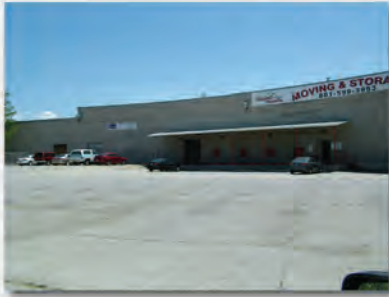
**SONNY TANGARO 801-599-1749**

# 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