



Price Reduced

Colliers

Office for Sale

Asking Price:

\$1,250,000

(\$184.97 PSF)

6,758 SF

Turnkey Medical Office Investment Sale

3105 West 5400 South
Taylorsville, UT 84118

- **Stable Income** — Long-term dental anchor tenant (lease through October 2032)
- **Upside Potential** — Flexible basement suites offer rent growth, lease-up opportunity, or owner-user conversion
- **Prime Access** — Minutes from I-15, I-215, restaurants, retail, and parks
- **Quietly Marketed** — Do not disturb tenants

Contact:



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Vice President

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Amenities

Within 5 minutes to the East

















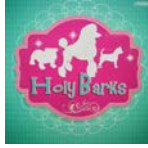


Within 5 minutes to the West









Property Information

Building Size - 6,758 RSF

Site Size - 1.38 Acres

Zoning - RM

Year Built - 1993

Parking - 5.89/1,000 SF

Drive Times



Bus Route 54
stop at 3200 W



4 Minutes to I-15



6 Minutes to I-215



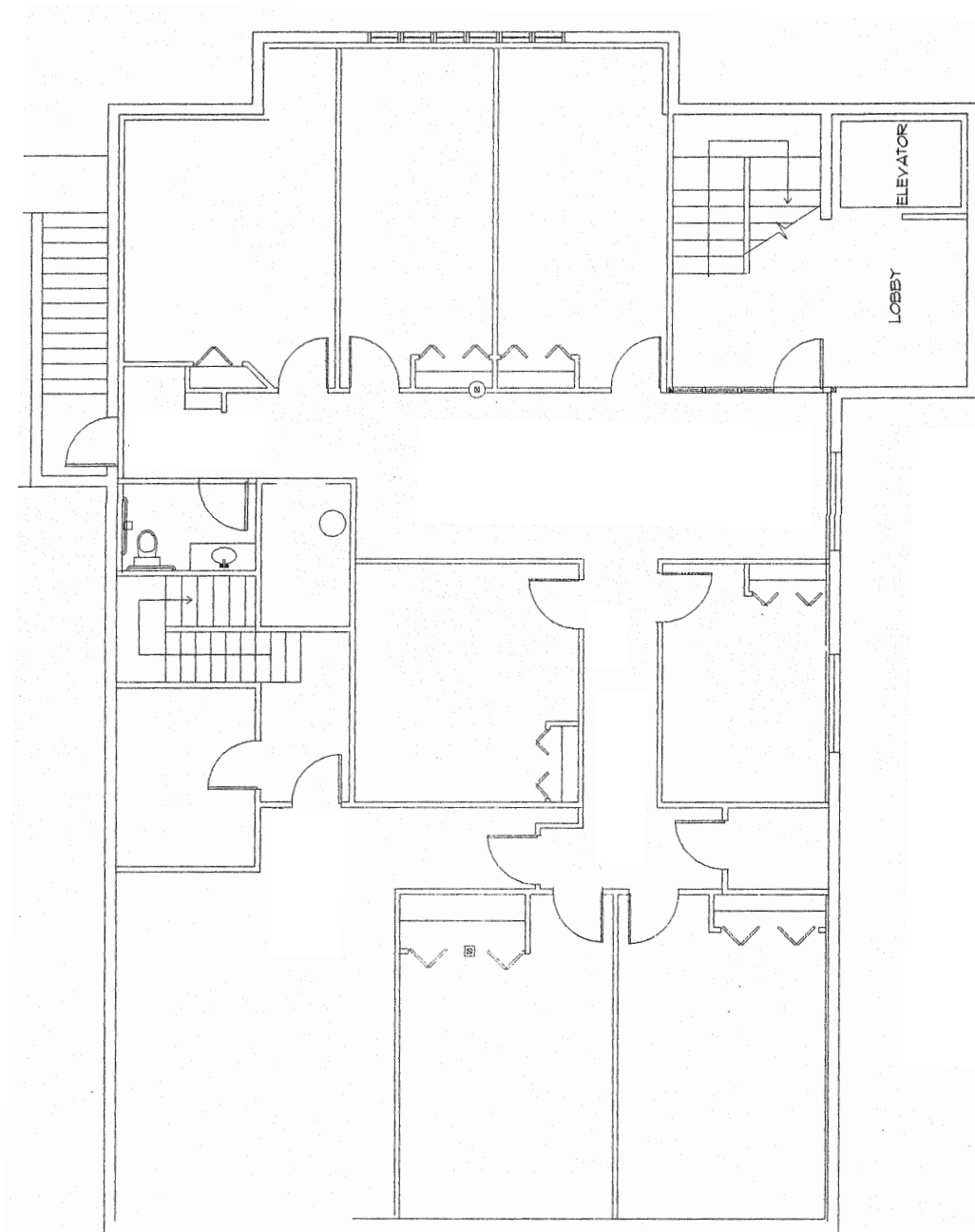
20 Minutes to the
Airport, Downtown SLC,
and Utah County



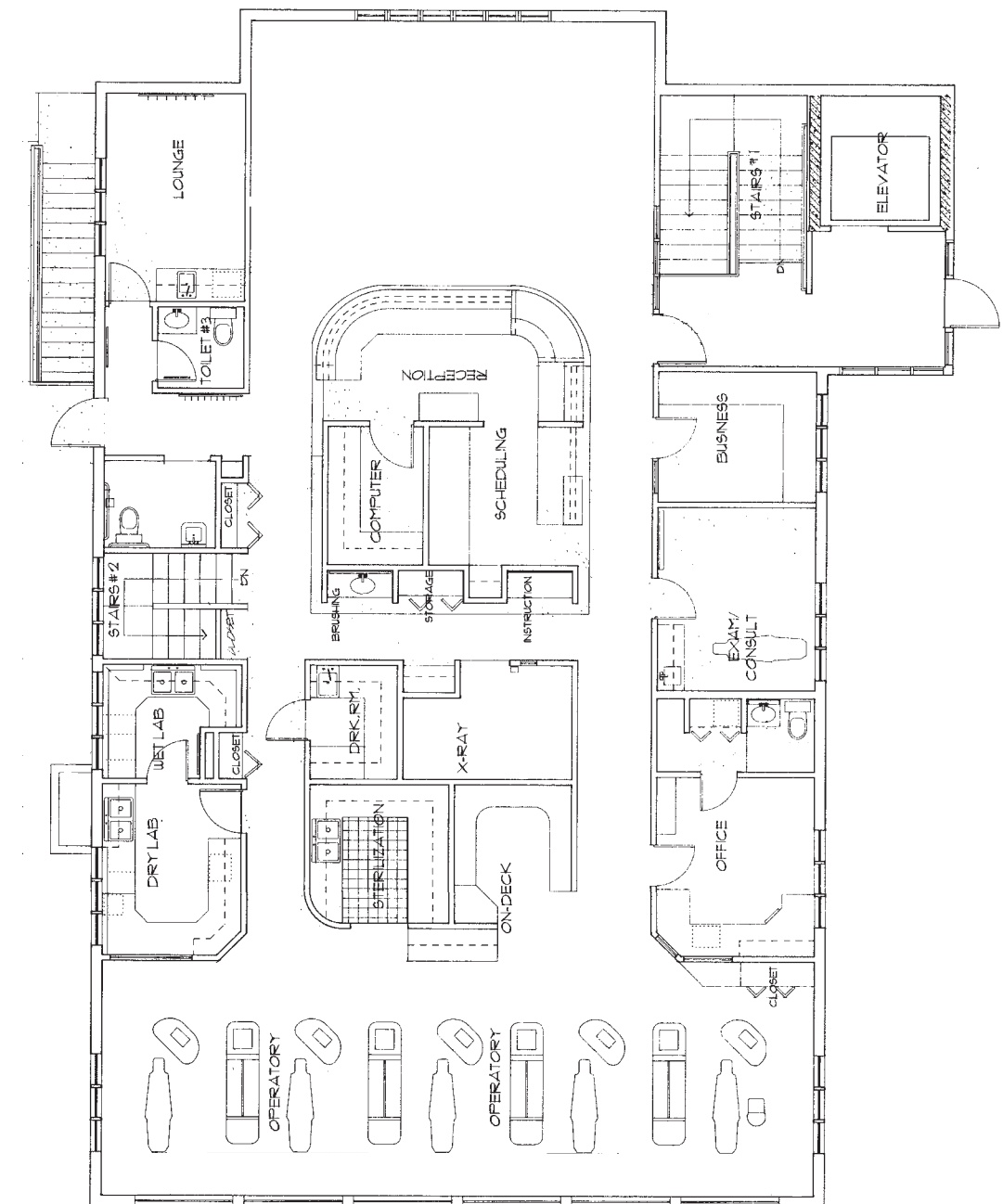
45 Minutes to 7 World
Class Ski Resorts

Floor Plans & Information

Basement



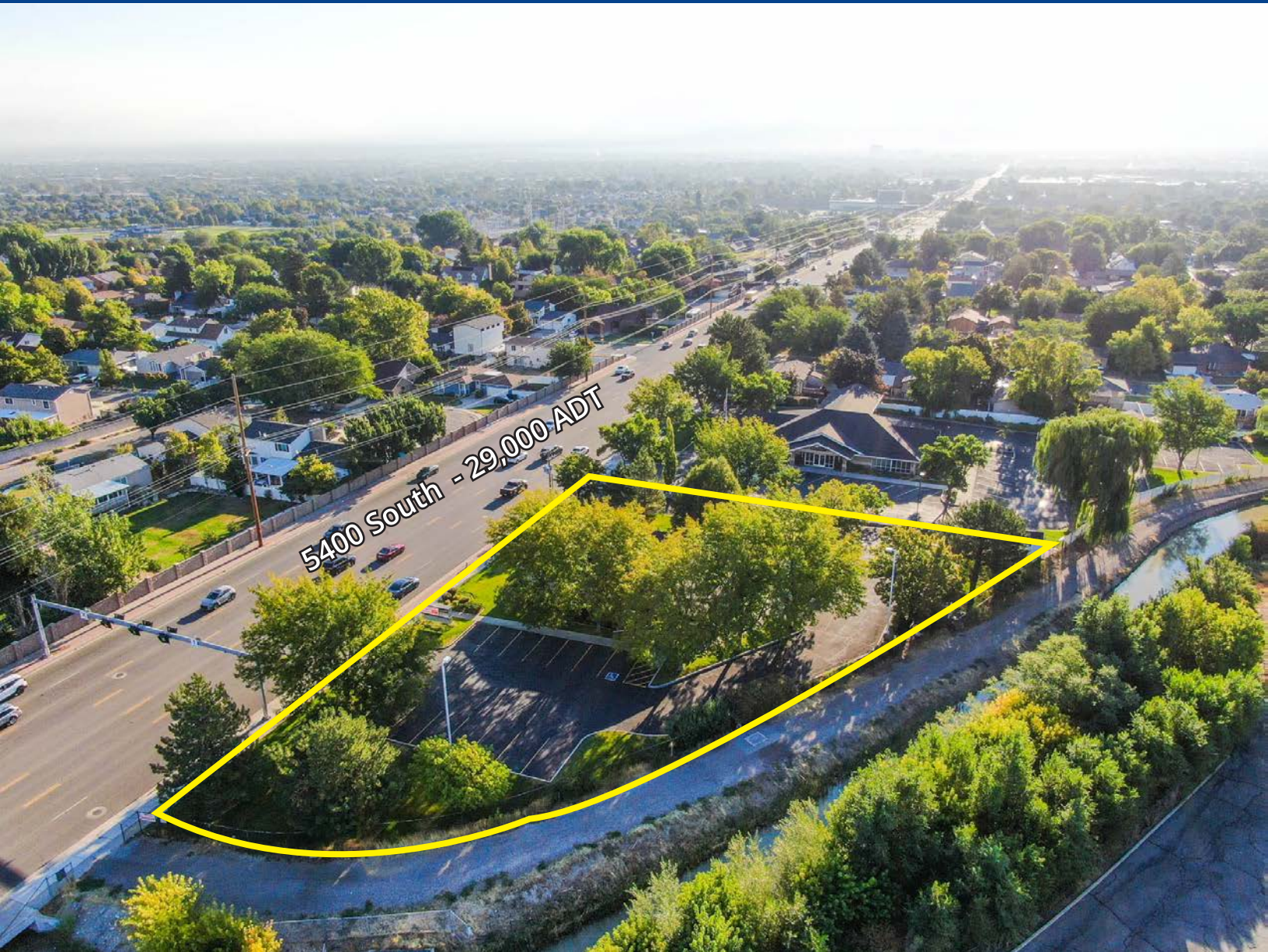
Main Floor



3105 W 5400 S | For Sale

Property Gallery





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