

THE YARD

1155 N Redwood Rd | North Salt Lake, Utah



For Sale Flex/Retail Condos

Sales Phone: 801-299-1700

The Yard NSL, LLC
45 E. Center Street, Suite 4
North Salt Lake, UT 84054


BRIGHTON COMMUNITIES

Site Plan



HIGH VISIBILITY
+30,000 ADT



UP TO 8 UNITS
PER BUILDING

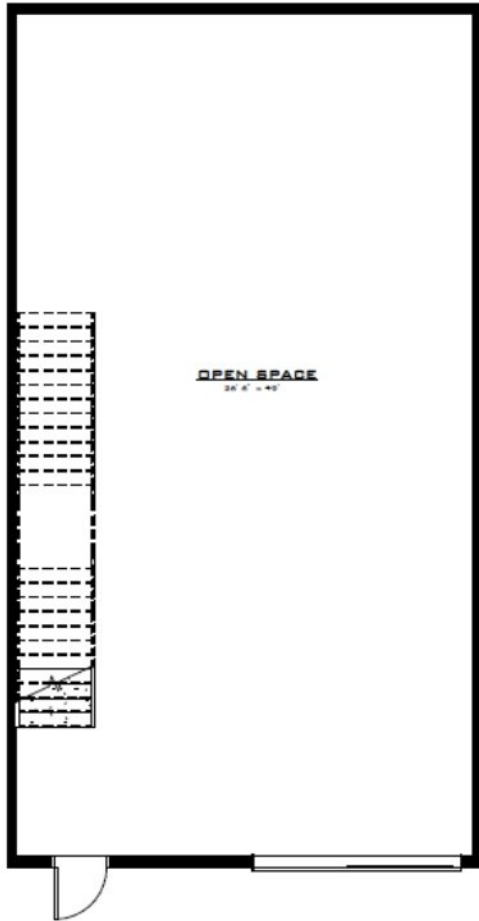


±78 PARKING
STALLS

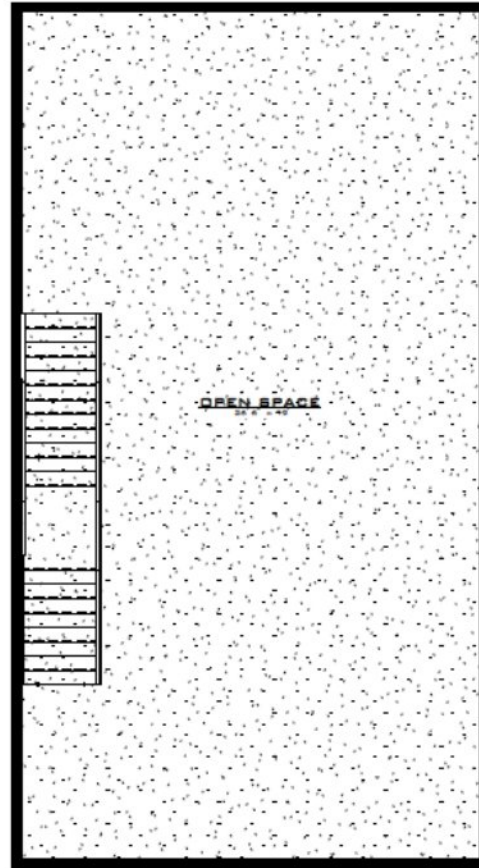


2,518 SF TO
2,608 SF EACH

Floorplan



Level 1



Level 2

SUITE DETAILS



ZONING

General Commercial



CEILING HEIGHT

13'-0" First Floor

8'-0" Second Floor



OVERHEAD DOOR

12' x 12'



UTILITIES

Stubbed to each unit



SQUARE FEET

2,518 to 2,608

on two levels

Suite Customization Concept



Potential Finished Suite Layout

**Layouts are an example of how a buyer could build out the space, but the Units are being delivered in core and shell condition - without any finishes **

The definition of core and shell condition is:

- No interior walls are framed
- No electrical service panels, outlets, or lighting will be installed within the building
- Electrical and water stub-outs are provided to the Buyer at floor level
- No restrooms will be provided. Buyer is responsible to provide adequate restrooms per city approval/code
- Main level flooring will be prepped for slab
- Upper level sub-floor rough framed / raw finish



Pricing

<u>North Building</u>	<u>Price</u>
1	\$574,990
2	\$554,990
3	\$554,990
4	\$574,990
5	\$584,990
6	\$554,990
7	\$554,990
8	\$574,990
<u>South Building</u>	
9	\$569,990
10	\$549,990
11	\$549,990
12	\$579,990
13	\$584,990
14	\$564,990
15	\$564,990
16	\$584,990

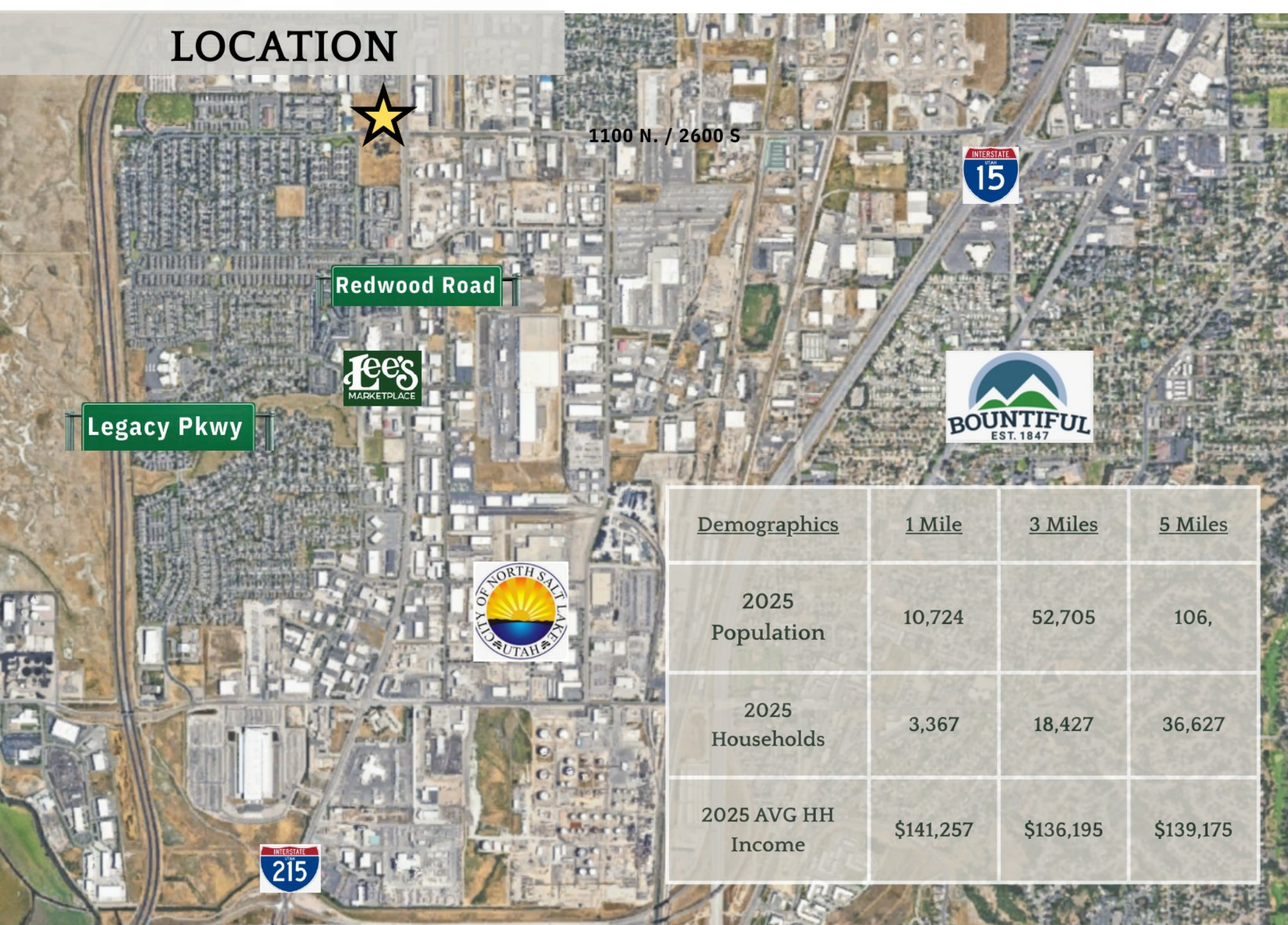


Table of Uses

1095 N REDWOOD RD | NORTH SALT LAKE, UT 84054

<u>General Categories of Permitted Uses Clifton Place North</u>	<u>General Categories of Prohibited Uses</u>
<u>(List is not intended to be all inclusive of possible uses)</u>	
Daycares	Automobile (sales, service, rentals, parts, oil & lube changes, body, repair, or tire shops)
Entertainment or Recreation	Manufacturing
Financial Services (bank or credit union)	Nonstore Retailers
Gas Stations/Convenience Stores (limited to service for passenger vehicles only)	Outdoor Storage
General Office	Pawnshops, title loan, quick loan, or other payday loan or check cashing services.
General Retail	Recreational Vehicle (sales, service, rentals, rv parks and campgrounds)
Hardware Stores	Self-Storage Rentals
Medical Offices	Sexually Oriented Businesses
Micromobility (scooters/electric bikes)	Support Activities for Transportation
Neighborhood Retail	Tobacco Specialty Stores
Personal and Professional Services	Warehousing and Storage Facilities
Restaurants (see standards for drive thru)	Wholesale Trade
Seasonal Temporary Uses as an Accessory Use (fireworks, mobile food & beverage, Christmas trees, etc.)	

LOCATION



<u>Demographics</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2025 Population	10,724	52,705	106,
2025 Households	3,367	18,427	36,627
2025 AVG HH Income	\$141,257	\$136,195	\$139,175

SITE LOCATION





BRIGHTON COMMUNITIES

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Sales 801-299-1700

Marty Everett
+1 801 927 8657
Marty@BuildWithBrighton.com

Julie Blum
+1 801 403 9075
Julie@BuildWithBrighton.com

Amy Egan
+1 801 558 7556
Amy@BuildWithBrighton.com