



FOR SALE

GRANARY MULTIFAMILY DEVELOPMENT LAND

435 W FAYETTE AVE
SALT LAKE CITY, UT

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**OWNER
AGENT**

ALIGN
COMPLETE REAL ESTATE SERVICES

ACRESUTAH.COM

PROPERTY DETAILS

Address	435 W Fayette Ave
Asset Type	Multi Family Land
List Price	\$3,200,000
Building Size	4800
Site Size	.71 of an acre
Proposed Project	100 Unit, 6 Stories
Parcel Number	15-12-326-007-0000
Zoning	MU11
NOI	\$102,000
Lease Term	5 year with termination rights



SITE PLAN

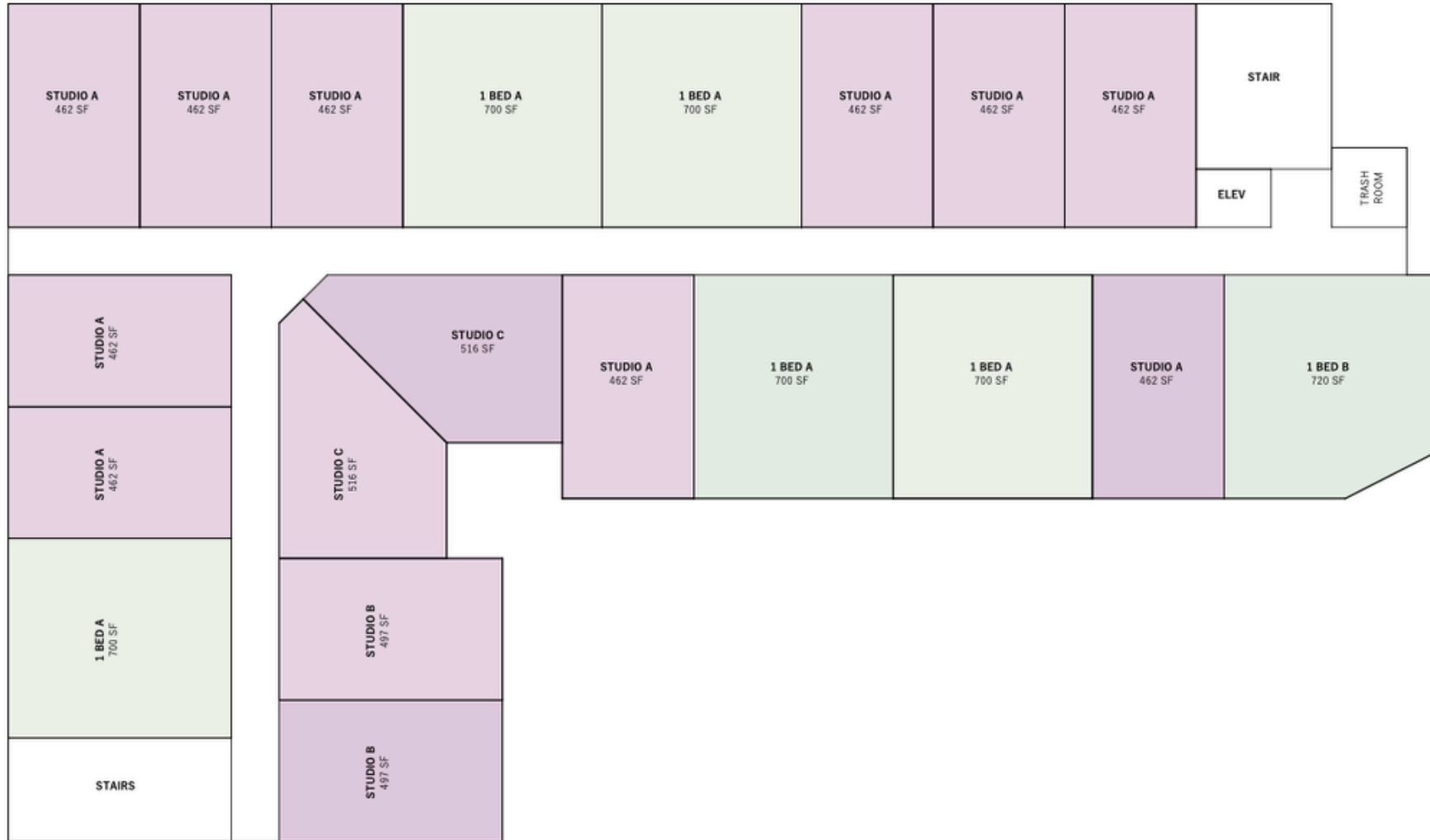


PARKING TABLE

<u>REQUIRED PARKING (AS PER TABLE 21A.44.030)</u>		
MINIMUM STALLS REQUIRED:		
STUDIOS:	0 SPACES/UNIT	
1 BED UNITS:	.5 SPACE/UNIT	
PARKING REQUIRED:		
STUDIO UNITS:	70 UNITS = 0 STALLS	
1 BED UNITS:	30 UNITS = 15 STALLS	
PARKING PROVIDED:	21 STALLS	
ALTERNATE PURPOSE STALLS:		
EV STALLS (1 PER 25) = 1 STALL REQUIRED		
ADA STALLS PER IBC 1106.1 = 1 STALL REQUIRED		
ADA/EV STALLS (2% OF TOTAL ADA)=1 STALL REQUIRED		
<u>REQUIRED BICYCLE PARKING (AS PER 21A.44.050)</u>		
MINIMUM BIKE PARKING (5% CAR STALLS)		
= 1 BIKE STALLS REQUIRED		

OVERALL UNIT MIX		
NAME	AREA	COUNT
1 BED		
1 BED A	700 SF	25
1 BED B	721 SF	5
		30
STUDIO		
STUDIO A	462 SF	50
STUDIO B	497 SF	10
STUDIO C	516 SF	10
		70
TOTAL:		100

SITE PLAN



LEVELS 3 - 6

3/32" = 1'-0"

LOCAL AREA MAP

