



COMMANDER APARTMENTS

125 South 1300 East, Salt Lake City, Utah 84102

One block from the University of Utah • 15-Unit Multifamily Investment

\$8,500,000

OFFERING PRICE

MLS# 2128093

15

UNITS

34 / 35

BEDS / BATHS

28,576 SF

BUILDING AREA

0.83 AC

LOT SIZE

1929

YEAR BUILT

48

UNITS POSSIBLE

ZONED FOR GROWTH — RMF-45

This rare, 0.83-acre lot — large for its close-in location — is zoned RMF-45, one of Salt Lake City's highest-density multifamily zones. The City estimates that up to 48 units may be achievable on the site under current zoning, creating substantial redevelopment and densification upside beyond the existing 15-unit building, one block from the University of Utah.

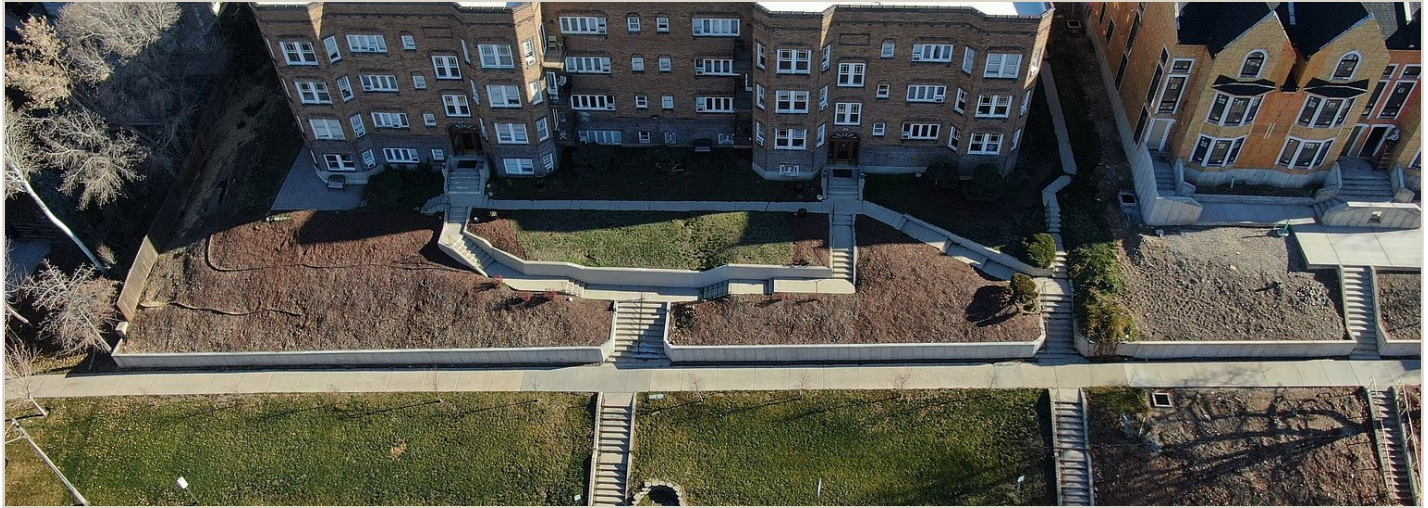
Investment Highlights

- Fully leased, established student-oriented housing
- One block from the University of Utah campus
- Walkable to hospitals, downtown, parks & dining
- 19 garage spaces plus open stalls — 30 total spaces
- Classic all-brick, 3-story construction (1929)
- Quick access to TRAX and major bus lines
- Long, unobstructed mountain and valley views
- Land-constrained, institution-driven submarket

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Aerial view — the 0.83-acre site fronts 1300 East with room to add density under RMF-45 zoning.

Property Details

Property Type	Multi-Family (15 Units)
Year Built	1929 — all-brick construction
Building Size	28,576 SF
Lot Size	0.83 Acres (36,155 SF)
Zoning	RMF-45
Bedrooms / Baths	34 Beds / 35 Baths
Parking	19 Garage + Open Stalls (30 Total)
Roof	Membrane
Occupancy	Fully Leased
2024 Taxes	\$30,574
Parcel ID	16-05-232-009
MLS #	2128093

Prime University Location

- 1 block — University of Utah campus
- Minutes — U of U Hospital & medical campus
- Minutes — Downtown Salt Lake City

Redevelopment Potential

The 0.83-acre site is one of the largest assemblages of its kind in the University neighborhood, and RMF-45 zoning permits significantly higher density than what exists on the property today. Salt Lake City estimates that as many as 48 units could be developed on the lot under current zoning — more than triple the current 15-unit count.

Buyers should consider:

- Hold as income-producing student housing while pursuing entitlements
- Redevelop to a larger multifamily community near campus
- Verify final unit count, parking and design requirements with Salt Lake City Planning

Unit-count estimate provided by Salt Lake City is preliminary and subject to formal review, entitlement, and approval by the City. Buyer must independently verify zoning, density, parking, and development feasibility.

- Walkable — TRAX light rail & major bus lines
- Walkable — Neighborhood parks & dining

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Rent roll and financials available upon request