

FOR SALE OR LEASE > OFFICE/RETAIL/MULTIFAMILY

Holladay/Millcreek Net-Zero Energy



4371 S. HIGHLAND DR. | HOLLADAY, UTAH 84124



NET ZERO NET ENERGY PRODUCING BUILDING WITH NO ENERGY UTILITY COSTS

Completely renovated & remodeled with the highest efficiency solar and electrical systems

Property Information

- > Excellent office, retail or multi-family owner user or investment.
- > Legal non-conforming office conversion under Holladay City multifamily RM zone.
- > 2,240 sq ft renovated and updated building.
- > Highest quality & efficiency systems.
- > 5 main level offices w/large conference room
- > 2 main level private in-suite restrooms w/shower + two wet bar/wash sinks exterior to restrooms.
- > Garden/lower level has 3 more private offices + large open area for cubes & full kitchen break area .
- > Garden/lower level currently being used as 3 bed residential rental
- > ADA compliant w/ramp & restrooms.
- > Electric car charging on site.
- > Two extensive SOLAR ARRAYS provide covered parking.
- > 18,000 Average Daily Traffic (UDOT 2016)
- > Live/work possibility
- > Sale price: \$650,000
- > Lease rate: \$21.00/SF modified gross

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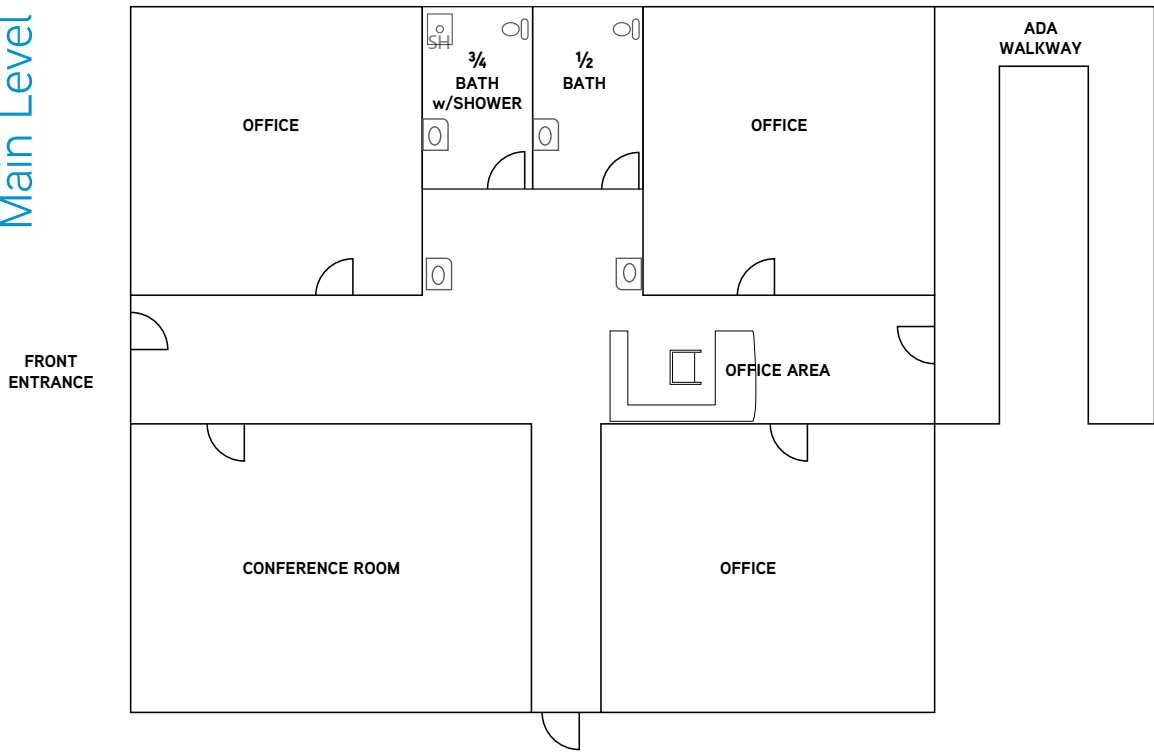
Accelerating success.

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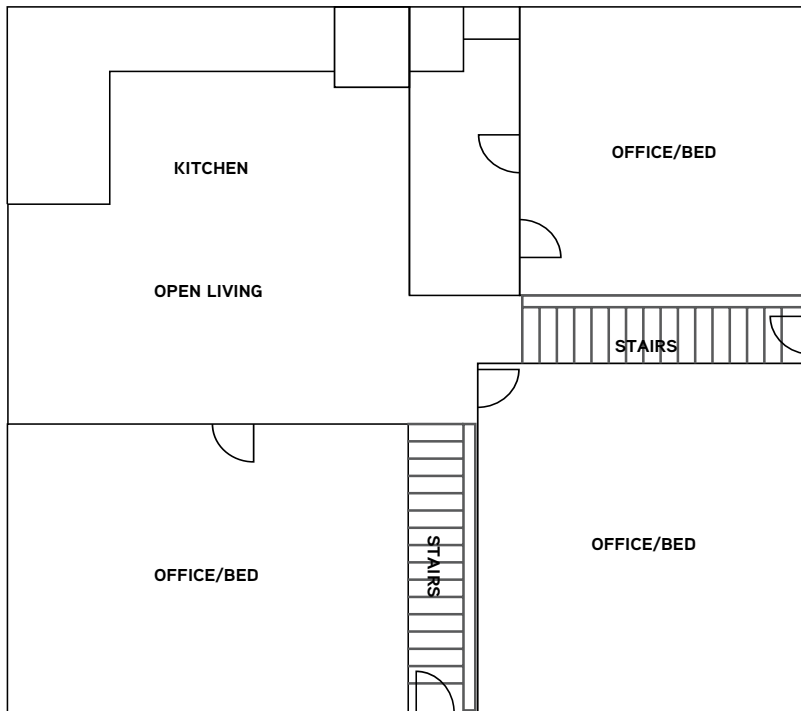
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Main Level



Lower Level



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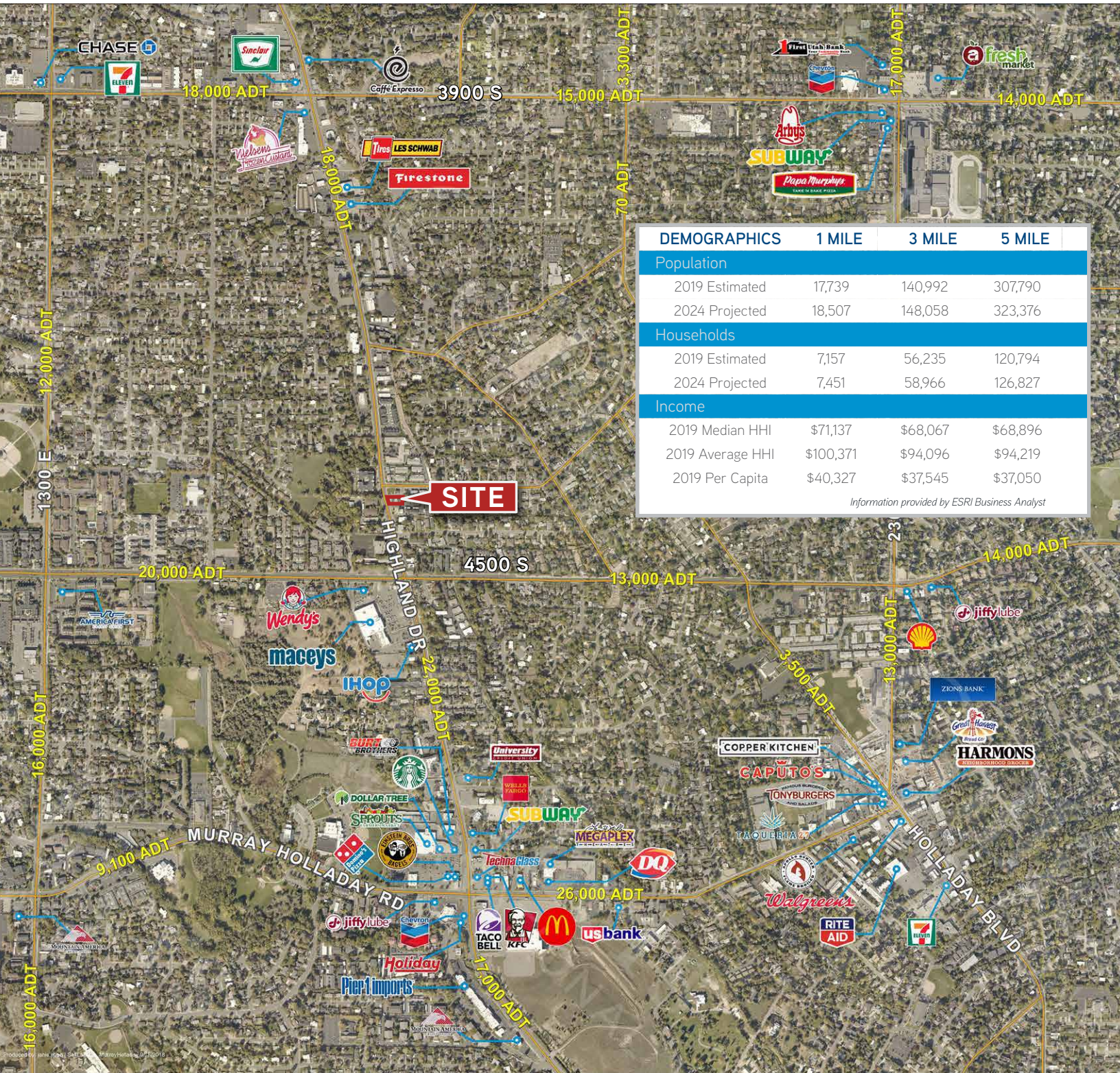
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