



**3321 S VALCREST DR**

WEST VALLEY CITY, UT 84119

**\$528,000**

*150 Years*  
**JOHN D WOOD & CO.**

London, Country & International Property

## 3321 S VALCREST DR

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\$2000 Carpet Allowance! Exceptional Income Producing Duplex with property address 3321-3323 S Valcrest Dr. and Tax Id # 15-29-478-002 in the heart of West Valley City. Featuring 3 bedrooms, 1 Full Bath and 1 Half bath for each unit. 3321 has just been renovated with a new kitchen and flooring and some new windows. Whether you are an investor or looking to live in one unit while renting the other, this duplex is a rare find that provides immediate cash flow. Walking distance to Hillsdale Park, near Valley Fair Mall, close to public transportation, shopping, dining and schools including Salt Lake Community College. Rent collected on 3321 was \$1500/month before the renovation.

**Heating Type: Forced Air,  
Sewer: Public**

**\$528,000**



Rent collected on 3323 is \$1450/month. Square footage figures are provided as a courtesy estimate only and were obtained from county records . Buyer is advised to obtain an independent measurement. Seller plans to perform a 1031 Exchange.



