

**2507 MADISON AVE**

Ogden, UT 84401



### Property Description

This turnkey investment opportunity features a fully leased dental office generating **\$36,000 in annual NOI at an 8.78% cap rate**. The property consists of two lots, one improved with a well-maintained office building and the other serving as dedicated parking.

The tenant, a dental practice on a 10-year NNN lease, provides steady cash flow with minimal landlord responsibilities. This asset is ideal for an investor seeking stable returns or an owner-user looking to secure a prime professional office location.

8.78% Cap Rate – Strong Investment Returns  
 10-Year NNN Lease – Established Dental Practice in Place  
 Two-Lot Package – Dedicated On-Site Parking  
 High-Visibility Location in Ogden's Professional Corridor

A rare opportunity to own a low-maintenance, income-producing asset in a growing market.

\*Buyer to verify square footage

### Offering Summary

<b>Sale Price:</b>	\$410,000
<b>Number of Units:</b>	1
<b>Lot Size:</b>	5,114 SF
<b>Building Size:</b>	3,520 SF
<b>NOI:</b>	\$36,000.00
<b>Cap Rate:</b>	8.78%

### Demographics

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	1,265	2,948	8,446
<b>Total Population</b>	2,771	6,852	20,654
<b>Average HH Income</b>	\$60,111	\$63,081	\$69,572

### MATT HARTMAN

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# 2507 MADISON AVE

Ogden, UT 84401



<b>Property Type</b>	Office
<b>Property Subtype</b>	Office Building
<b>APN</b>	010130032
<b>Building Size</b>	3,520 SF
<b>Lot Size</b>	5,114 SF
<b>Building Class</b>	C
<b>Year Built</b>	1953
<b>Number of Floors</b>	1
<b>Number of Buildings</b>	101

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**Key Features:**

- 8.78% Cap Rate – Strong Investment Returns
- 10-Year NNN Lease – Established Dental Practice in Place
- Two-Lot Package – Dedicated On-Site Parking
- Minimal Landlord Responsibilities – NNN Lease Structure
- High-Visibility Location in Ogden’s Professional Corridor

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OFFICE BUILDING FOR SALE

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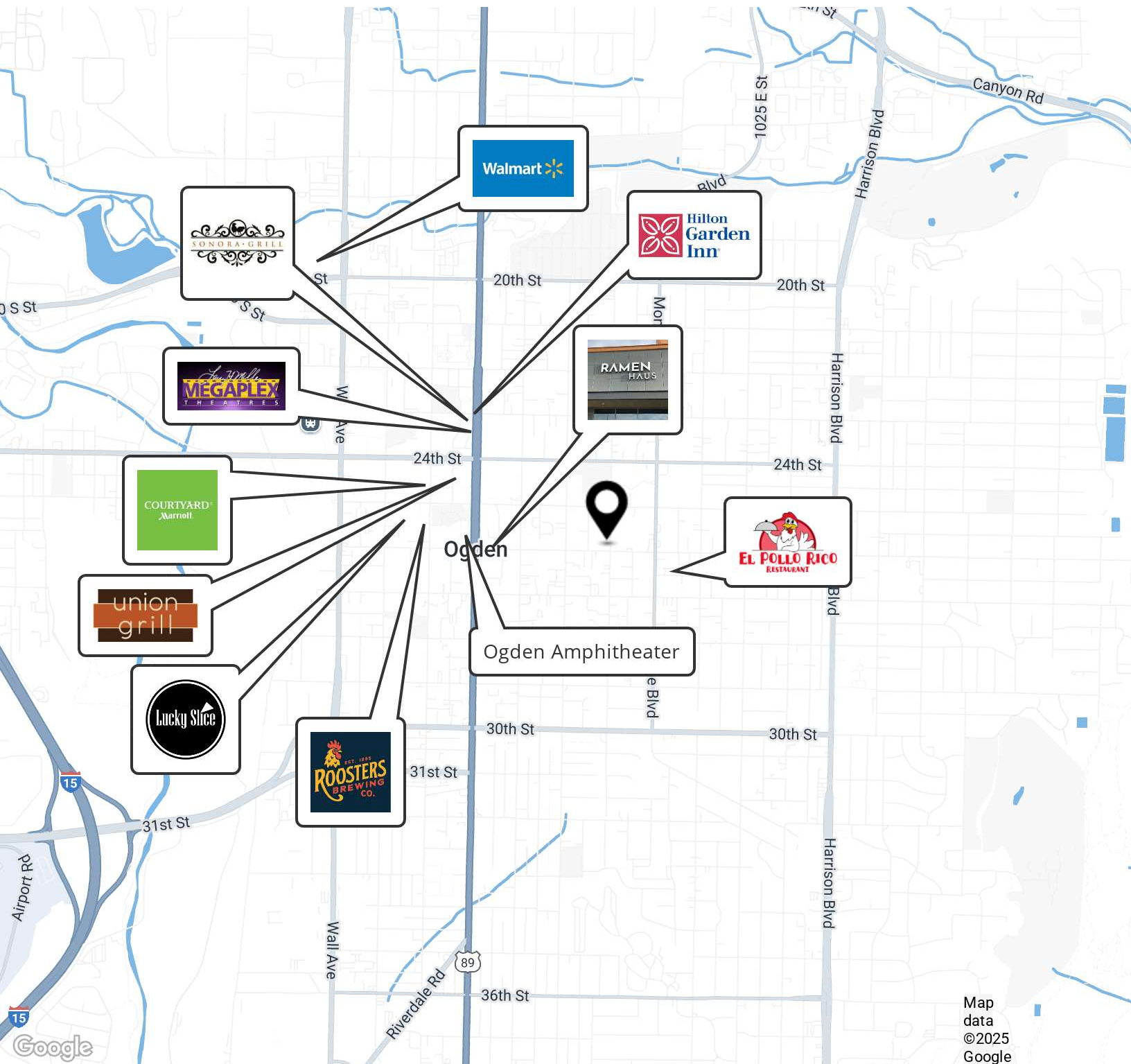
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