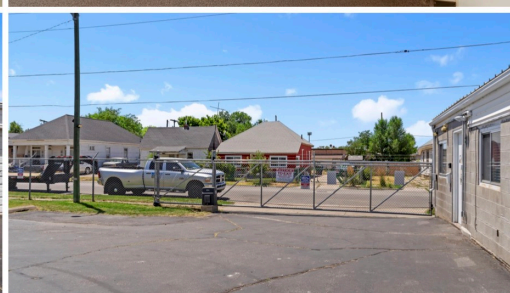
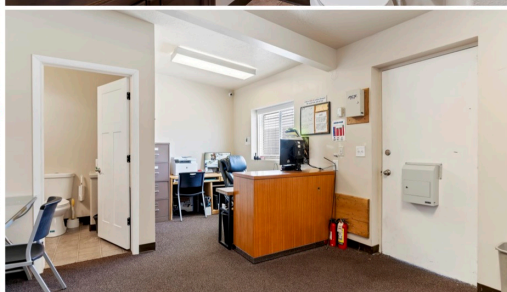
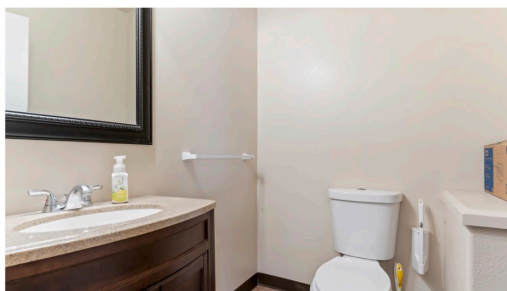




# 3272 STEPHENS AVE

Ogden, UT 84401

List Price: \$1,800,000



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Located in a well-established commercial and residential area of Ogden, this gated storage facility offers a blend of security, convenience, and flexibility.

The property features a small on-site office with 86 units ranging in size from 5x10 to 12x25 - ideal for small business owners, contractors, remote professionals, or anyone needing extra space to work or store supplies.

Each unit provides private access within a secure, fenced perimeter with keypad entry. With ample parking and easy access to major roads, Unit 11 is the 210 square foot office with a toilet for the onsite manager.

1- 10 - 5 x 10 at \$85  
 12- 77 - 9 x 15 at \$120  
 78- 87 - 12 x 25 for \$155  
 93% occupied



See more information at [view.reelmediautah.com/2360410](http://view.reelmediautah.com/2360410) All information deemed reliable but not guaranteed.

