



# PROPERTY FOR SALE

**Kiesel Avenue Office Building**  
2401-2419 Kiesel Avenue, Ogden UT



## PROPERTY SUMMARY

The Kiesel Building is a historic office building located in the heart of Downtown Ogden. The building was constructed in 1913 with full restoration and remodel in 2019. It has 5 levels above ground that are absolutely stunning with fully exposed brick, concrete, modern glass, and dramatic ceiling heights. All 5 floors are fully leased with a basement (which is not included in the square footage) that is used for storage only. The Kiesel is located on 24th Street next door to the Ogden Eccles Conference Center and adjacent the Junction featuring food, hospitality, and entertainment.

Purchase Price:	\$7,775,000
Cap Rate:	7.17%
Price/Square Foot:	\$203.77
Building Square Feet:	38,154 SF
Floors:	5 plus basement
Tenants:	12

