

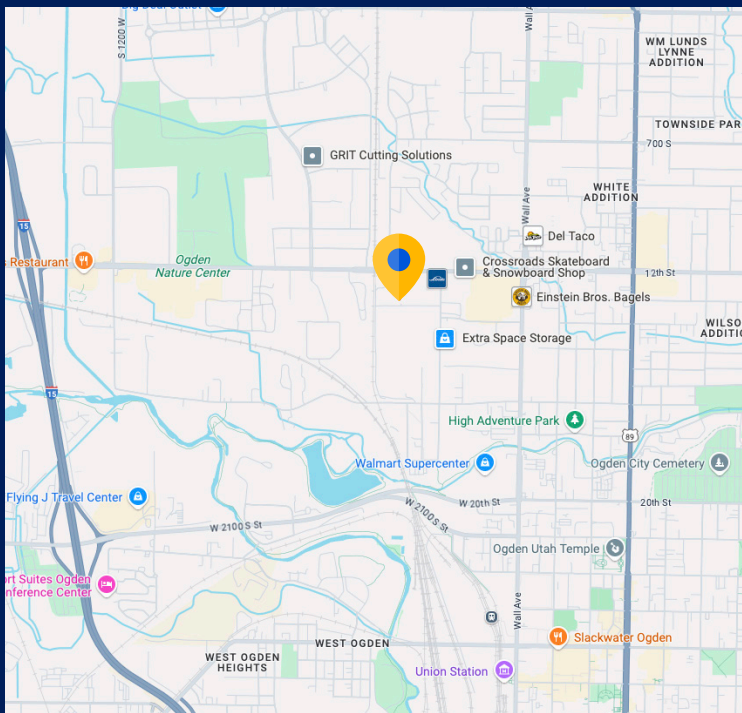
# FOR SALE | SELF STORAGE UNITS



## 440 W 13th Street Ogden, UT 84404

### Property Overview

|                   |  |
|-------------------|--|
| Buildings         | 3 Buildings   25,680 SF                    |
|                   | #1   6,360 SF                              |
|                   | #2   12,720 SF                             |
|                   | #3   6,600 SF                              |
| Land              | 1.61 AC                                    |
| Built             | 1975   1984                                |
| Current Occupancy | Seller using all units for its own storage |
|                   | To be sold as a vacant asset               |
|                   | No financial statements available.         |
| Available         | Immediately                                |
| Asking Price      | \$1,960,000                                |



### Space Specs

#### BUILDING 1 | 47 RENTAL UNITS

- 12' Ceiling Height
- (5 x 10) 10 Units
- (10 x 10) 16 Units
- (10 x 20) 21 Units

#### BUILDING 2 | 38 RENTAL UNITS

- 14' Ceiling Height
- (11 x 30) 38 Units

#### BUILDING 3 | 49 RENTAL UNITS

- 10' Ceiling Height
- (5 x 15) 12 Units
- (10 x 15) 37 Units

### For More Information:



**Mike Chappell**  
Principal

801.300.4516 | direct  
801.558.0975 | mobile  
mchappell@cresa.com