

# MADISON 23

Adaptive Reuse & Residential Development  
Opportunity

705 23rd St Ogden, UT 84401

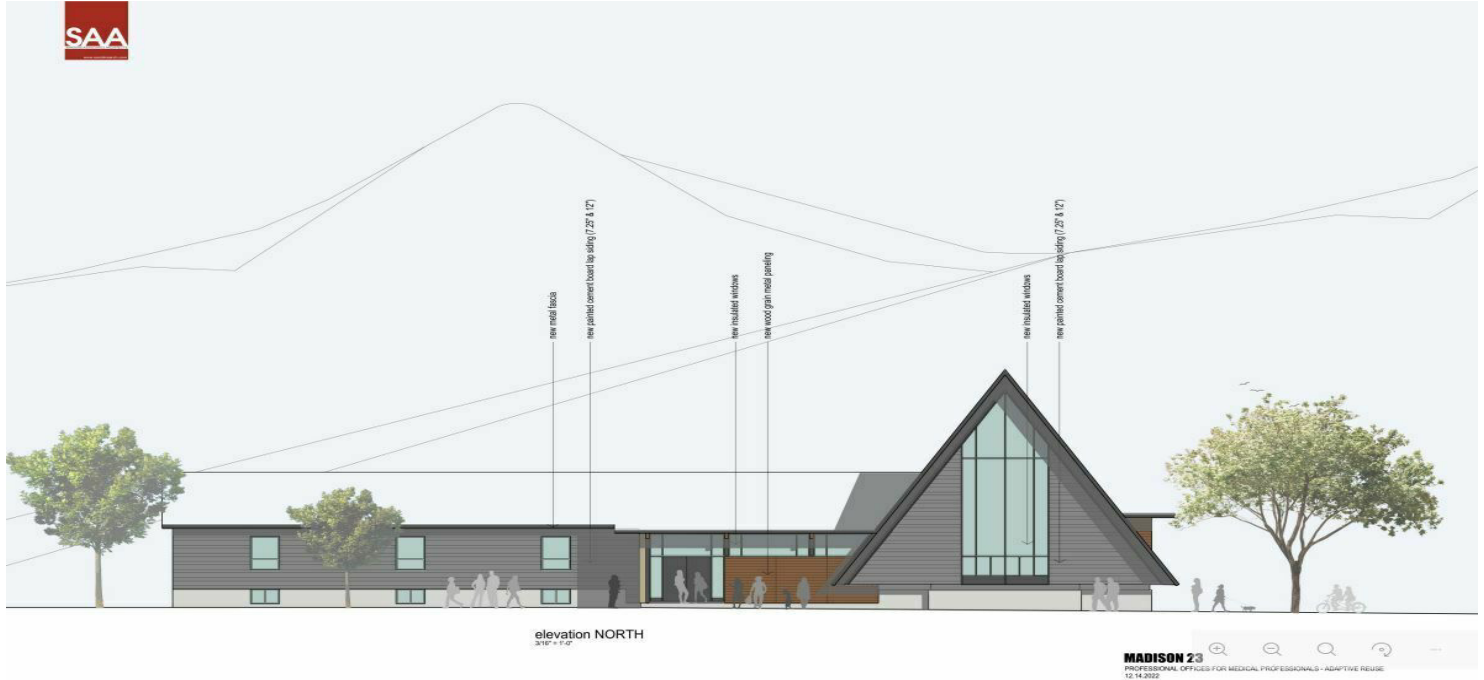


Investment Realty  
ADVISORS

**PORTER CRIDDLE**

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*For Sale | \$1,475,000*



**PROPERTY DESCRIPTION**

Development opportunity on 0.92 acres zoned R-3EC in Ogden. Former 20,232 SF church (1960 build) is no longer in use; value is primarily in redevelopment potential. Prior CUP approved for medical/professional use with site plans and schematics available. Zoning may also allow townhome development (approx. up to 20 units buyer to verify). OPEN TO ALL OPTIONS sell/lease. Buyer to verify all development potential. LEASE OPTION - Owner is willing to work out a build to suit NNN lease. Inquire for details regarding lease price/terms.

**PROPERTY HIGHLIGHTS**

- Zoned R-3EC
- Prime location in Ogden
- Multiple uses permitted
- Ample parking available
- Flexible floor plan

**OFFERING SUMMARY**

Sale Price:	\$1,475,000
Lot Size:	0.92 Acres
Building Size:	20,154 SF

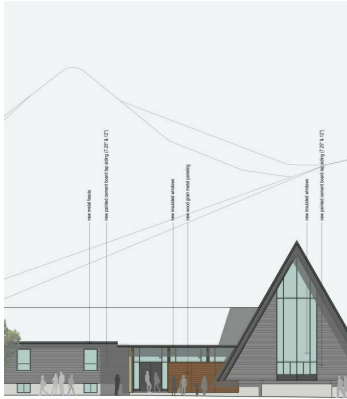
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,186	2,964	8,253
Total Population	2,678	6,673	19,666
Average HH Income	\$49,754	\$57,293	\$68,851

## ZONING DESCRIPTION

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Zoned R-3EC (Multiple-Family Residential – East Central), the property offers flexibility for a range of residential uses, including multi-family development. The property has also received a Conditional Use Permit for a medical/professional building, demonstrating City support for non-residential use in this location. Buyers to verify permitted uses, density, and the status or transferability of the CUP with Ogden City.

# ADDITIONAL PHOTOS



# LOCATION MAP

