

DEAL FAILED | BACK ON MARKET



CANYONVIEW ON 12TH

1159 EAST 12TH STREET, OGDEN, UT 84404

MEDICAL OFFICE - FOR SALE OR LEASE



PROPERTY DETAILS

SALE PRICE: \$2,619,630 (\$195 PSF)
LEASE RATE: \$18.00/SF NNN

- Building size: 13,434 SF
- 5.88 parking stalls per 1,000 SF
- 1.55 acres
- Medical/general office allowed
- Existing medical improvements in place
- Generous tenant improvement monies available
- New HVAC systems installed in 2023/2024
- Built in 1997



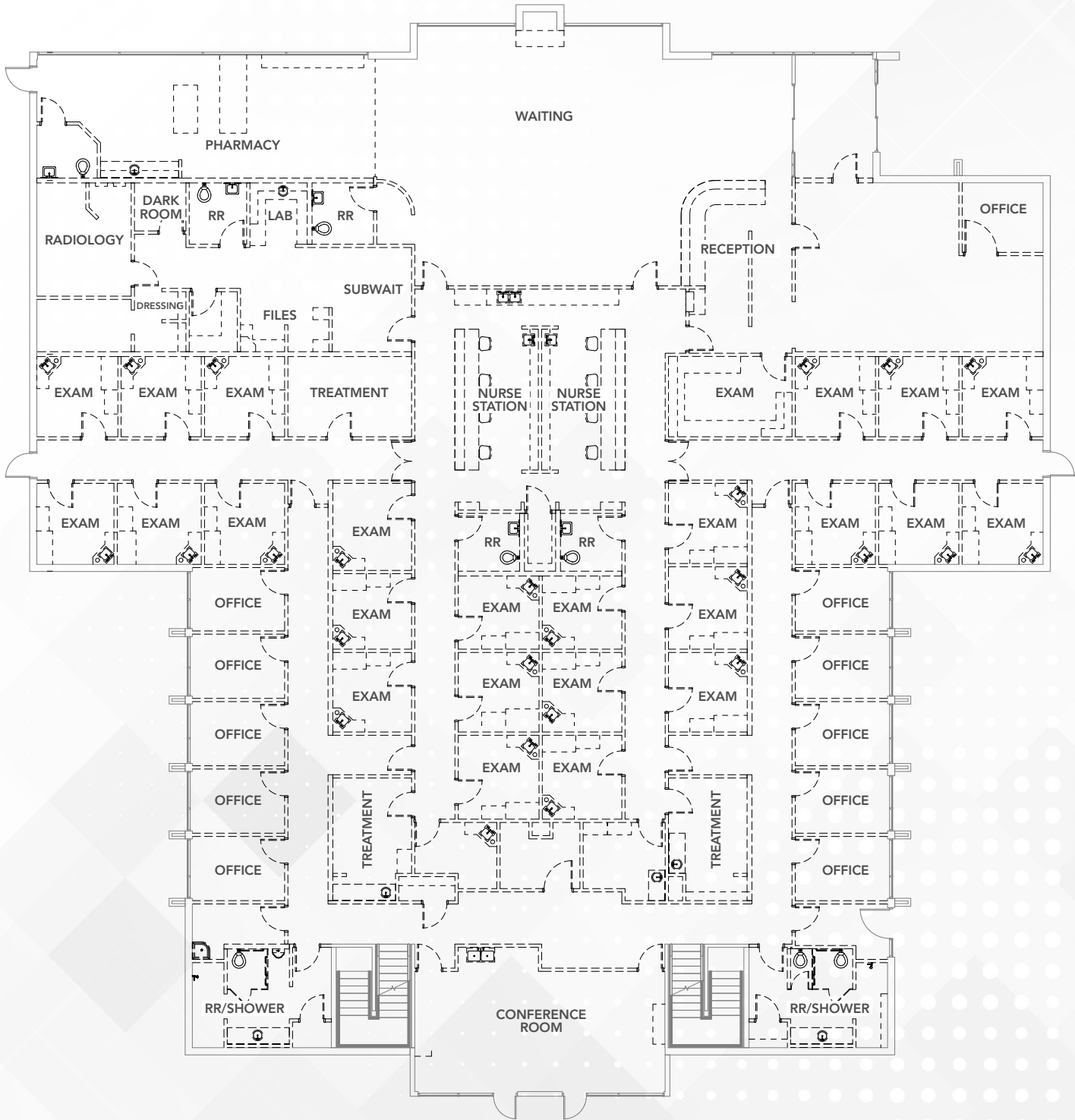
MOUNTAIN WEST
COMMERCIAL REAL ESTATE

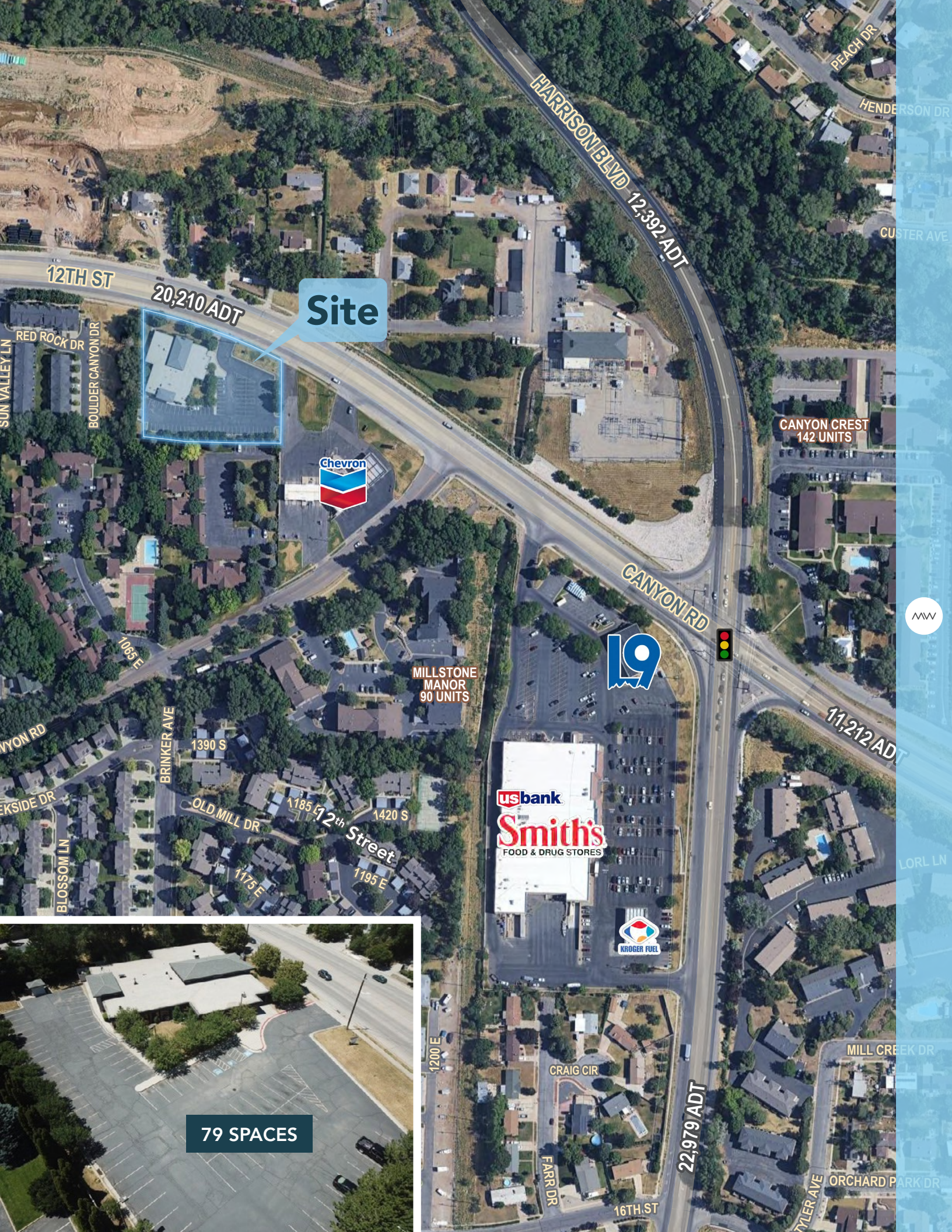
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Site



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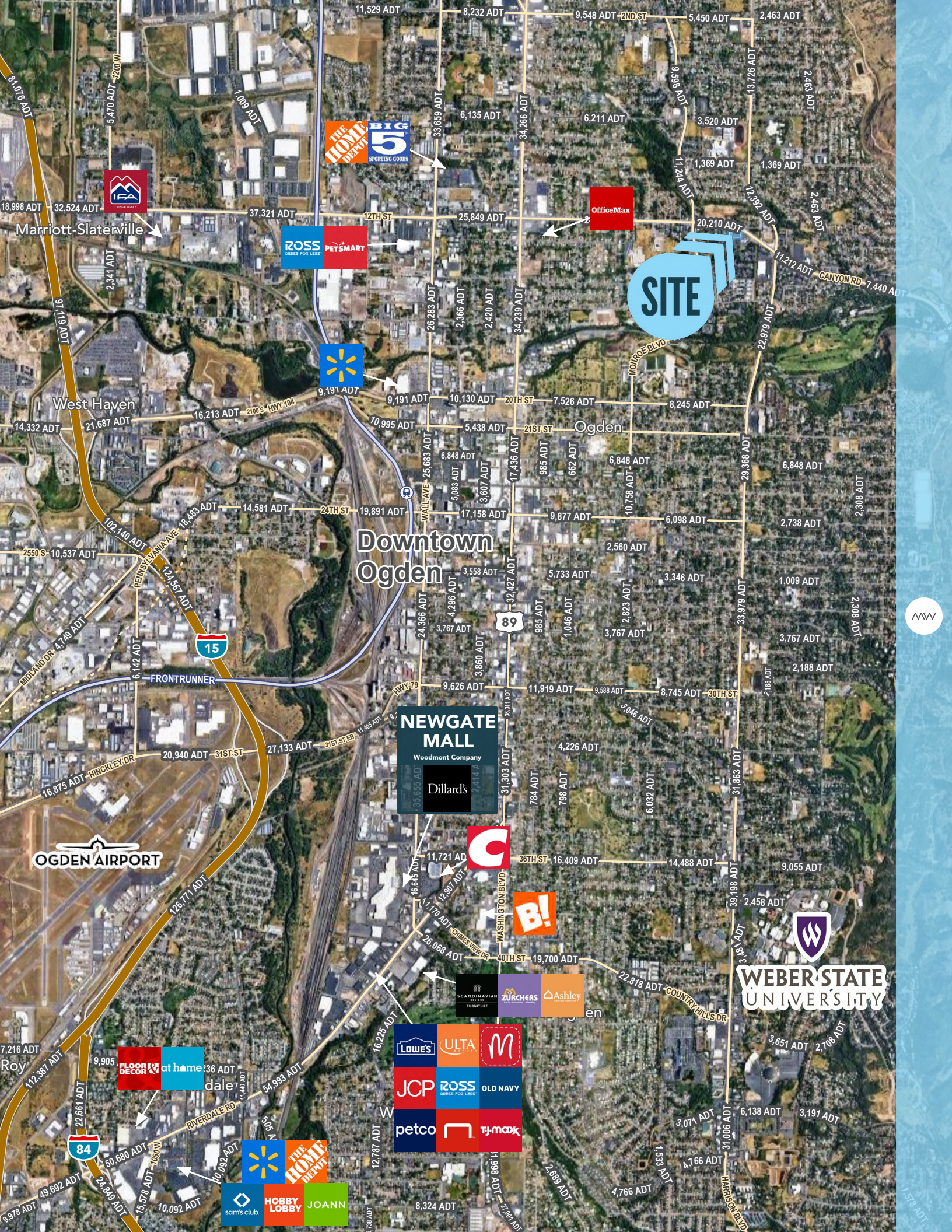
usbank
Smith's
FOOD & DRUG STORES



CANYON CREST
142 UNITS

MILLSTONE
MANOR
90 UNITS

79 SPACES



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**WEBER STATE
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