

# FREE STANDING OFFICE BUILDING FOR SALE

## 3003 GRANT AVENUE, OGDEN, UTAH 84403

**SELLER  
FINANCING  
AVAILABLE!!!**



### PROPERTY INFORMATION

- ✓ 5,420 SF FREESTANDING OFFICE BUILDING
- ✓ RECENTLY REMODELED
- ✓ SITE SIZE: 0.36 ACRES
- ✓ AMPLE PARKING
- ✓ LOCATED ON A SIGNALIZED CORNER
- ✓ CENTRALLY LOCATED EASY ACCESS TO 1-15
- ✓ THREE FLOORS, CAN BE LEAED TO 3 TENANTS

### TRAFFIC COUNTS

**State Street: 51,431 Annual Average Daily Traffic**  
**Main Street: 8,975 Annual Average Daily Traffic**

**SALES PRICE**  
**\$895,000.00**

### CONTACT US

**KELLEN KONCAR**

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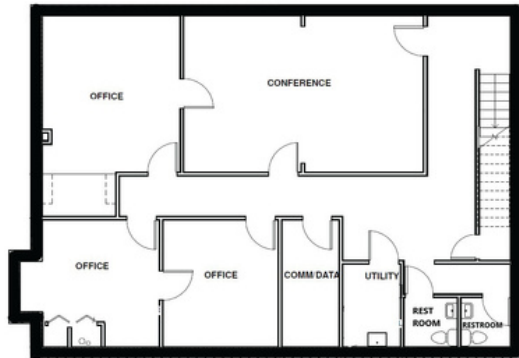
**Tel: 801.876.6070** 📶

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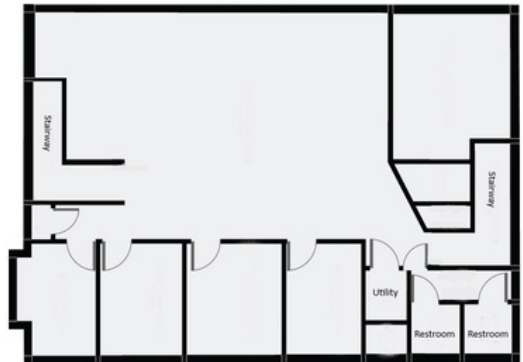
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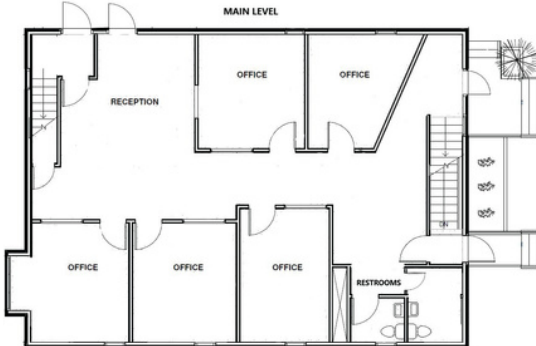
LOWER LEVEL



SECOND LEVEL



MAIN LEVEL



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CREC Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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