

705 23RD STREET

Ogden, UT 84401

20,154 SF / 0.92 ACRES FOR SALE OR LEASE



Josh Wangsgard / josh.wangsgard@cushwake.com / +1 801 721 8535

Julie Brown / julie.brown@cushwake.com / +1 801 644 4946

April Hartzell / april.hartzell@cushwake.com / +1 801 814 4273



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

CUSHMANWAKEFIELD.COM

705 23RD STREET

Ogden, UT 84401

20,154 SF / 0.92 ACRES FOR SALE OR LEASE

SIZE

20,154 SF / 0.92 Acres

SALES PRICE

\$1,200,000 / \$60 PSF

COMMENTS

- 2 Stories
- Year Built: 1960
- Zoned: R-3EC
- Parcel #'s: 01-061-0038, 01-061-0037, and 01-061-0061
- Historic church structure with distinctive architectural features, offering a unique canvas for those with an eye for renovation or adaptive reuse
- Generous lot offering plenty of room for expansion, redevelopment, or outdoor amenities
- Priced attractively for the right investor or developer looking to put their own touch on a historic property. Excellent value considering the land size, location, and redevelopment potential. Offers room for potential buyers to invest in renovations or to explore a teardown option to build new, profitable properties
- Close proximity to downtown Ogden, providing easy access to local shops, restaurants, and public transportation



705 23RD STREET

Ogden, UT 84401

20,154 SF / 0.92 ACRES FOR SALE OR LEASE



705 23RD STREET

Ogden, UT 84401

20,154 SF / 0.92 ACRES FOR SALE OR LEASE



SUBJECT PROPERTY

OGDEN

WELLS FARGO

SUBWAY

THE MICK LAB
REVISED BREAD COMPANY

FIVE GUYS
BURGERS and FRIES
Sonora Grill

ZIONS BANK

RECREATION OUTLET

MERRILL LYNCH
A BANK OF AMERICA COMPANY

KeyBank

Hampton
by Hilton

OGDEN ECCLES
CONFERENCE CENTER

EGYPTIAN
THEATRE

Ogden
UTAH™
Arts

OCA
OGDEN CONTEMPORARY ARTS

THE MONARCH
CONNECT · INSPIRE · CREATE

usbank

BANK OF UTAH

7
ELEVEN

KwikShop

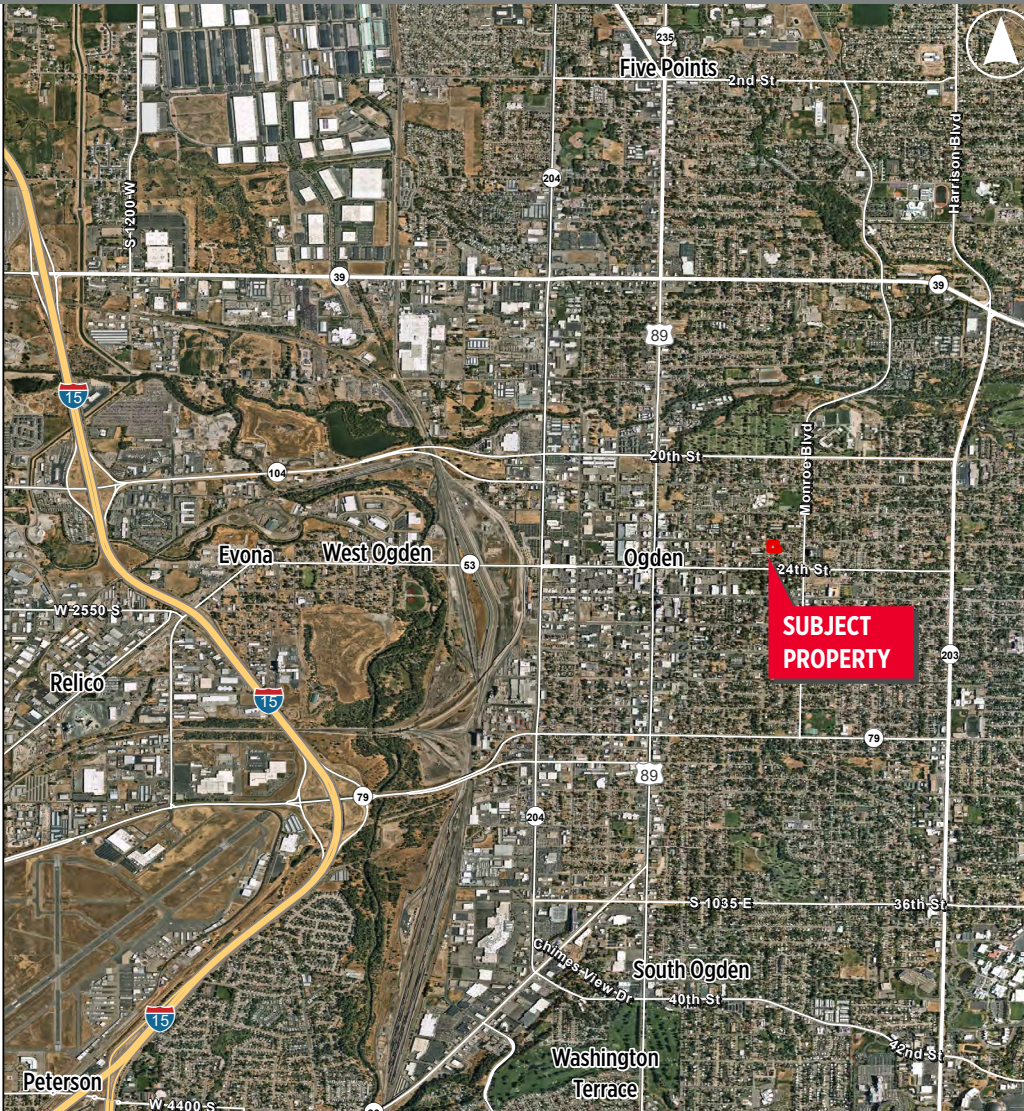
FAMILY DOLLAR

EL POLLO RICO

705 23RD STREET

Ogden, UT 84401

20,154 SF / 0.92 ACRES FOR SALE



Josh Wangsgard / josh.wangsgard@cushwake.com / +1 801 721 8535

Julie Brown / julie.brown@cushwake.com / +1 801 644 4946

April Hartzell / april.hartzell@cushwake.com / +1 801 814 4273

