



# CANYONVIEW ON 12TH

1159 EAST 12TH STREET, OGDEN, UT 84404

## MEDICAL OFFICE - FOR SALE OR LEASE



### PROPERTY DETAILS

- Building Size: 13,434 SF
- 5.88 parking stalls per 1,000 SF
- 1.55 acres
- Medical/general office allowed

**SALE PRICE: \$2,619,630 (\$195.00/PSF)**  
**LEASE RATE: \$18.00/SF NNN**

- Existing medical improvements in place
- Generous tenant improvement monies available
- New HVAC systems installed in 2023/2024
- Built in 1997

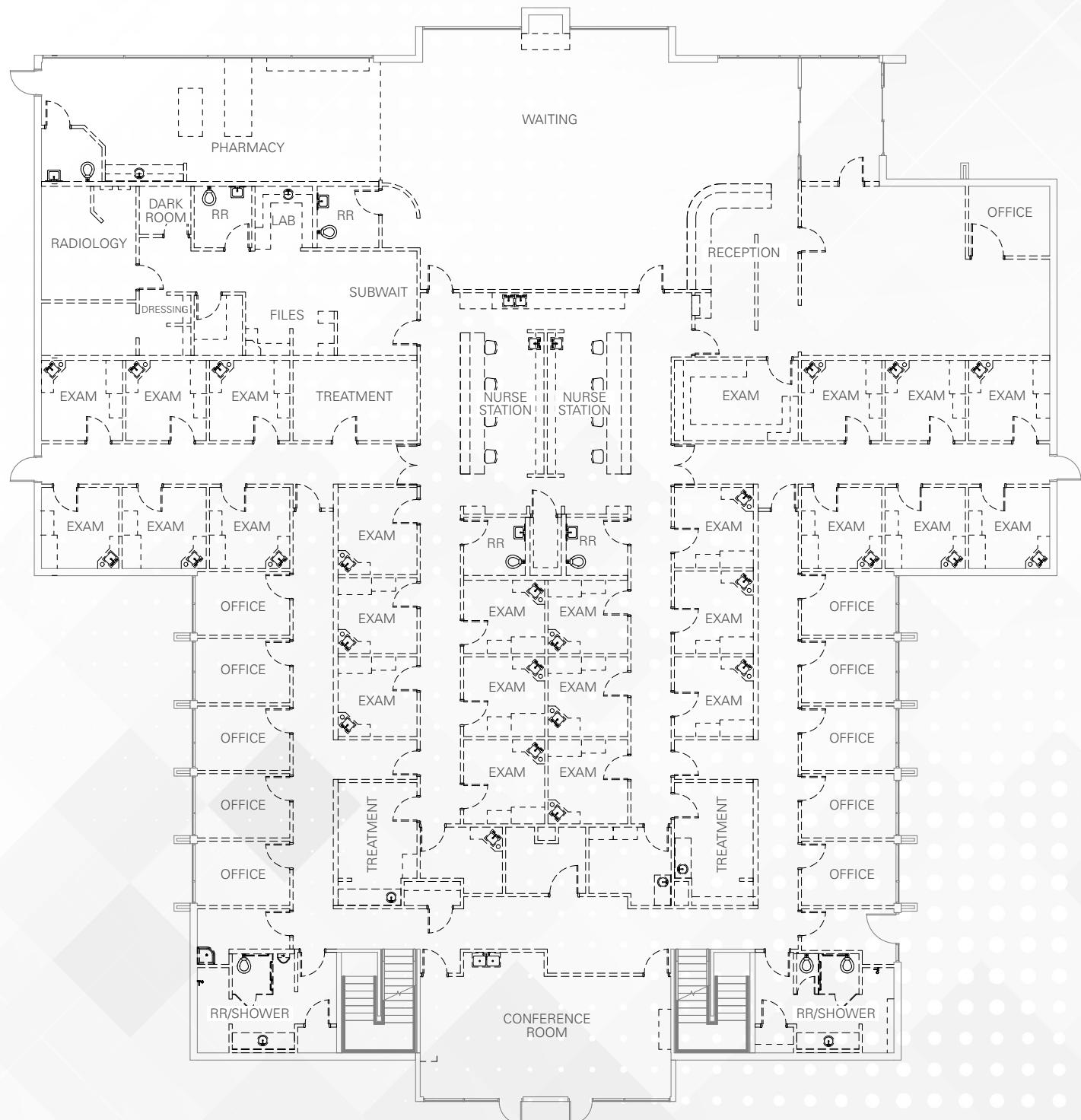
**NEWMARK**  
**MOUNTAIN WEST**

**CHRIS FALK, CCIM, SIOR**  
cfalk@newmarkmw.com  
direct 801.499.6514  
[View Profile](#)

**BRAXTON WILLIE, CCIM**  
bwillie@newmarkmw.com  
direct 801.803.3334  
[View Profile](#)

**FULL SERVICE**  
**COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.newmarkmw.com](#)

# FLOOR PLAN



**NEWMARK**  
MOUNTAIN WEST

**CHRIS FALK, CCIM, SIOR**  
cfalk@newmarkmw.com  
direct 801.499.6514  
[View Profile](#)

**BRAXTON WILLIE, CCIM**  
bwillie@newmarkmw.com  
direct 801.803.3334  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.newmarkmw.com](#)

