



# CANYONVIEW ON 12TH

1159 EAST 12TH STREET, OGDEN, UT 84404

## MEDICAL OFFICE - FOR SALE OR LEASE



### PROPERTY DETAILS

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

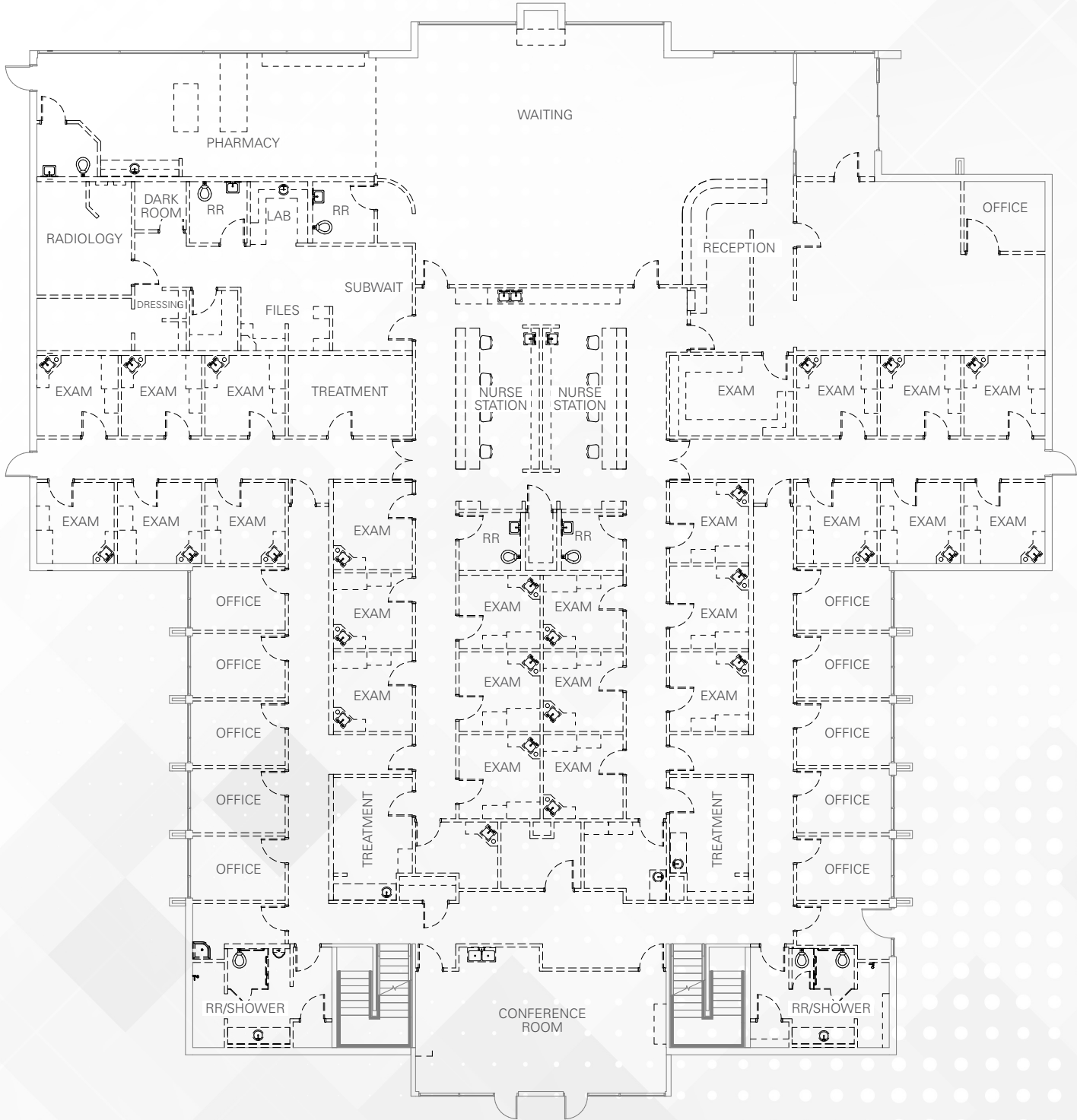
- Building Size: 13,434 SF
- 5.88 parking stalls per 1,000 SF
- 1.55 acres
- Medical/general office allowed
- Existing medical improvements in place
- Generous tenant improvement monies available
- New HVAC systems installed in 2023/2024
- Built in 1997



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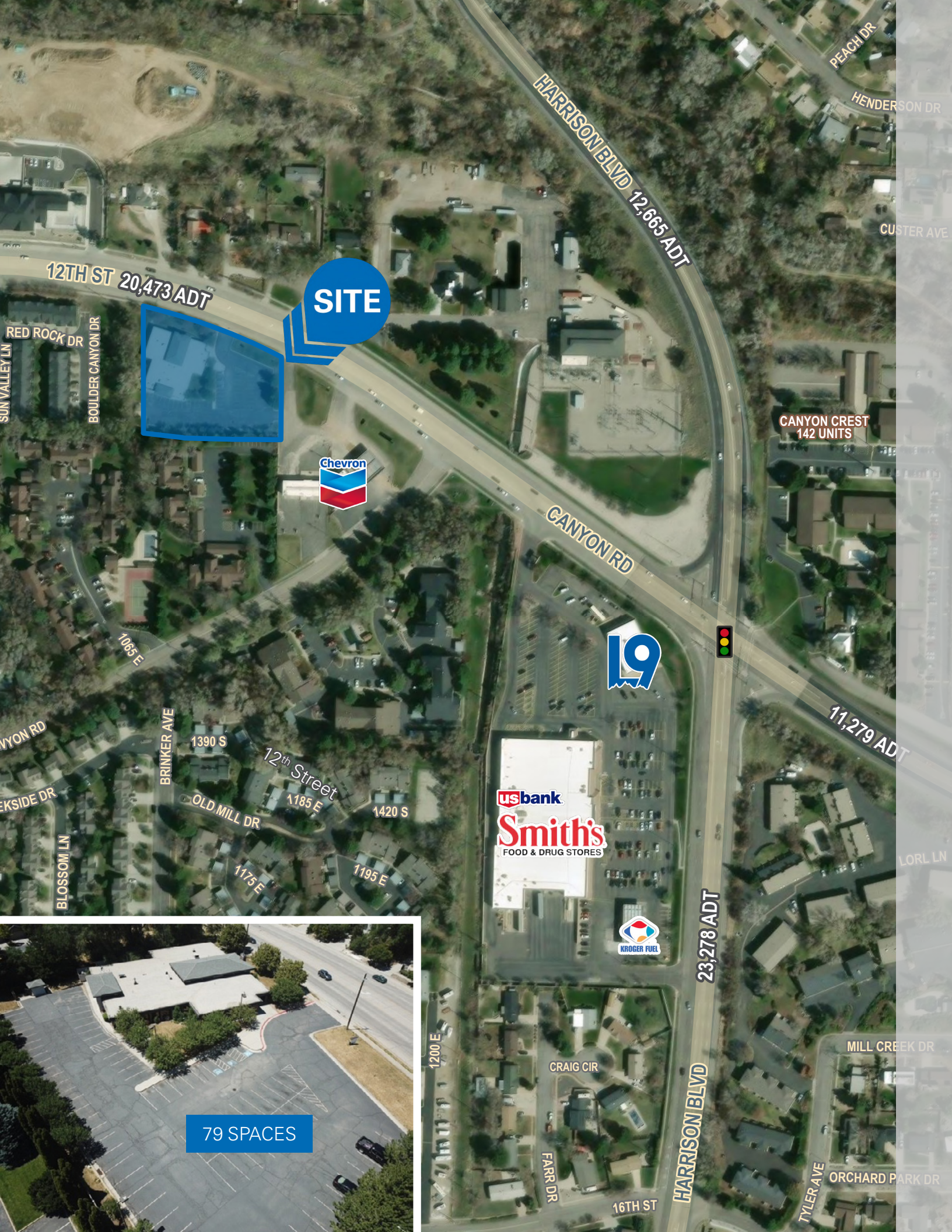
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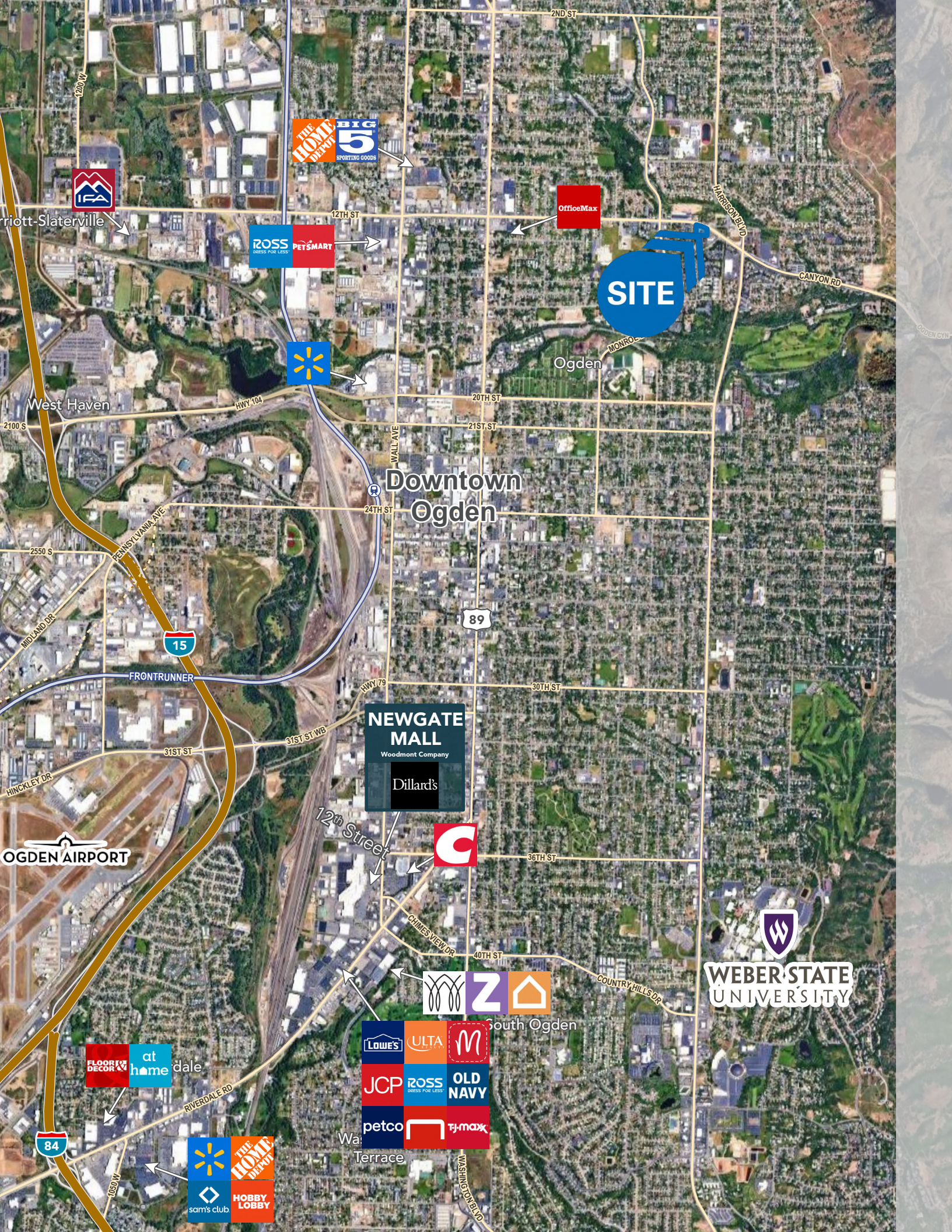


This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.









SITE

NEWGATE MALL  
Woodmont Company  
Dillard's

WEBER STATE UNIVERSITY

LOWE'S ULTA MCDONALD'S  
JCP ROSS OLD NAVY  
petco TJ MAXX

FLOOR & DECOR at home

sam's club THE HOME DEPOT HOBBY LOBBY