



# BUILDING FOR SALE

RETAIL PROPERTY RIGHT OFF WASHINGTON BLVD FOR SALE

3125 Washington Blvd Ogden, Utah 84401

## RETAIL BUILDING FOR SALE

Welcome to this versatile 4,960 square foot retail space located on Washington Blvd in Ogden, offering excellent visibility in a high-traffic corridor. Currently operating as a furniture store, the property features an open, flexible layout ideal for a wide range of retail concepts. This space provides a strong foundation for your business vision.

With large display areas, generous ceiling height, and ample natural light, the building is ready for easy customization. Its prominent Washington Blvd frontage ensures steady exposure, convenient access, and strong customer draw. Priced at \$200 per square foot, this location offers a prime opportunity to establish your business in one of Ogden's most active commercial areas.



# PROPERTY HIGHLIGHTS



- > Investment or Owner User
- > 4,960 Square Feet
- > Purchase Price \$1,000,000 (\$200 PSF)
- > Open Floor Concept
- > 34 Parking Stalls
- > Previously a Furniture Store
- > Signage on Washington Blvd
- > 3 minutes from I-15
- > Heart of Ogden
- > 2 bathrooms

## Real Estate Investment

Currently Being Leased -

- 6.6% Cap Rate Based on Current Tenants Rent
- Current Lease Ends February
- \$5,500 NNN Lease

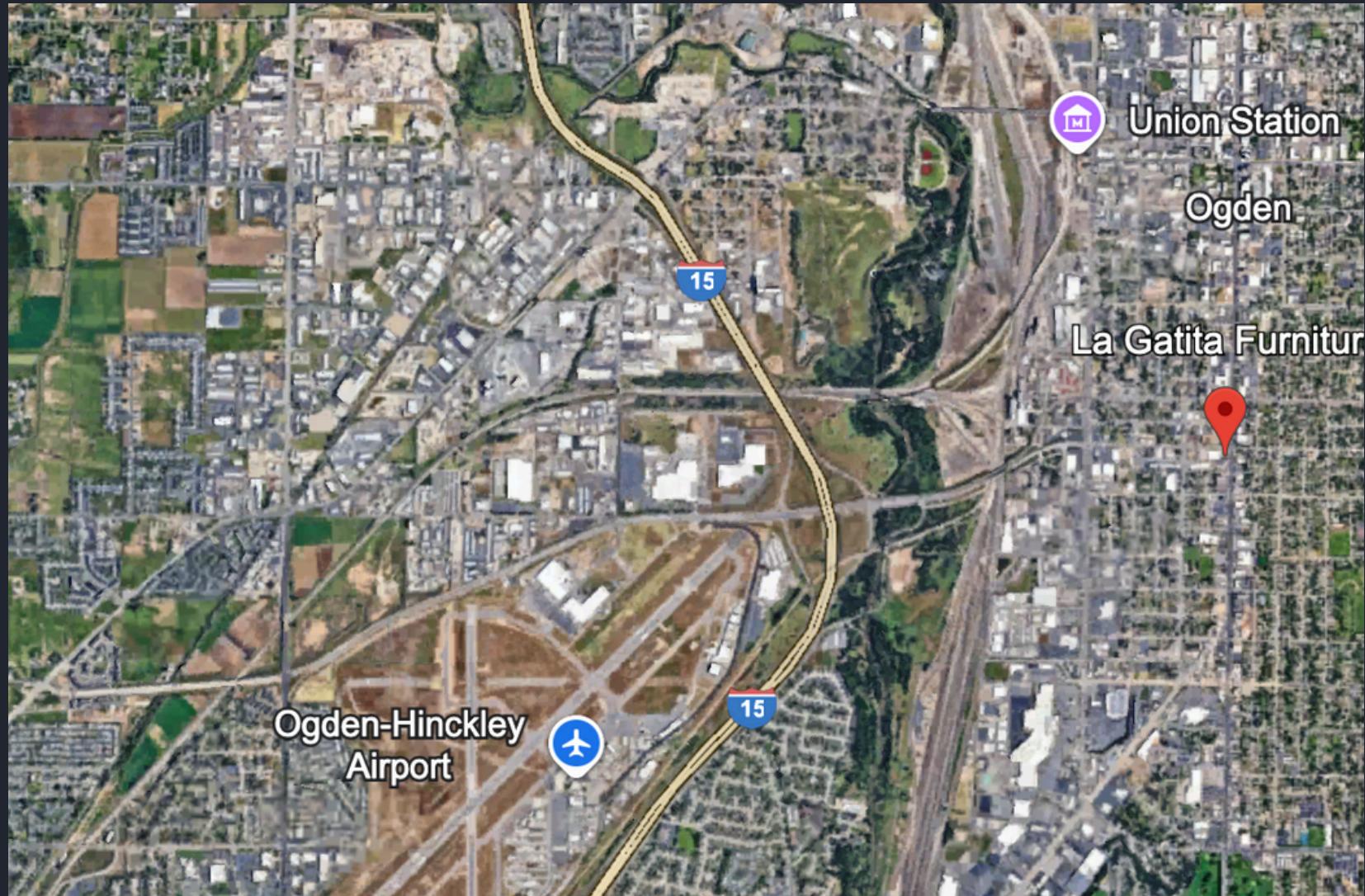




# AERIAL VIEW



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# **CONTACT CADEN TODAY FOR A PRIVATE TOUR!**

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