

470 24TH STREET

470 24th St Ogden, UT 84401

Two Second Floor Spaces
Available Now



Investment Realty
ADVISORS

ALLISON LARSEN

Vice President of Commercial Leasing
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ELLIOT ABEL

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575 - 720 SF of Office/Retail Space

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Office/Retail space available for lease at 470 24th St. Located off of busy 24th St. in the heart of downtown Ogden! Close to everything! Owner/Agent

AVAILABLE SUITES

Suite 205 is a 575 square feet charming office space with fresh paint throughout the 2 private offices with new LVP flooring, a private bathroom and lovely kitchenette. Natural light pours into this space adding to its appeal! Available now!

Suite 206 is 720 square feet and consists of a large open room with ample closet and storage space, and its own restroom and kitchenette. Multiple sinks!!

OFFERING SUMMARY

| | |
|------------------|----------------|
| Lease Rate: | \$14.65 SF/YR |
| Lease Type: | NNN |
| CAM Fees: | \$3.00 SF/YR |
| Number of Units: | 2 |
| Available SF: | 575-720 SF |
| Lot Size: | 0.12 Acres |
| Parking Ratio: | Public Parking |
| AADT: | 11,452 |
| Lease Term: | 1-5+ Years |
| Available Date: | Now |

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SITE & AVAILABILITY



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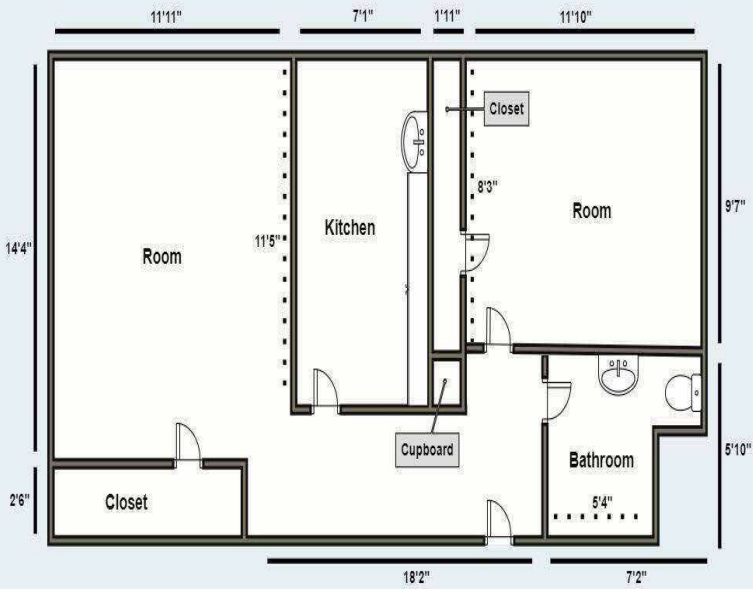
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UNIT 205 FLOOR PLAN & PHOTOS

470 24th St - Unit 205

575 SF



ALLISON LARSEN

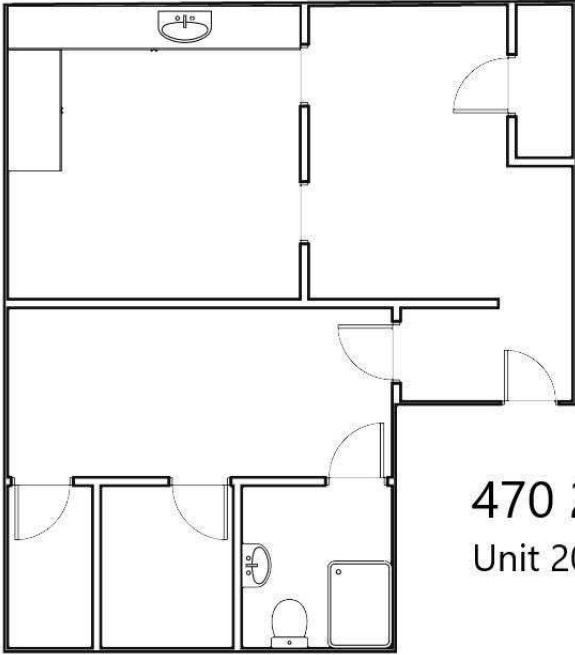
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UNIT 206 FLOOR PLAN & PHOTOS



470 24th St
Unit 206- 720 SF



LOCATION MAP



Google

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