



# FOR SALE

- ✓ ± 10,000 SF Building on ± 0.155 Acre
- ✓ Investment Opportunity or Owner-User
- ✓ Zoned South Ogden Commercial
- ✓ Retail / Flex Building with Overhead Door
- ✓ Busy Washington Blvd Frontage
- ✓ Corner Location w/ Designated Turn Lane
- ✓ Local, Regional, & National Neighbors
- ✓ Direct Access to Freeway & Roads
- ✓ MLS #2148393



**\$999,700**



**3701 Washington Blvd  
South Ogden, UT 84403**

**CREST**  
REALTY

# Floor Plan

Faith Boutique = 2,184 Sq Ft

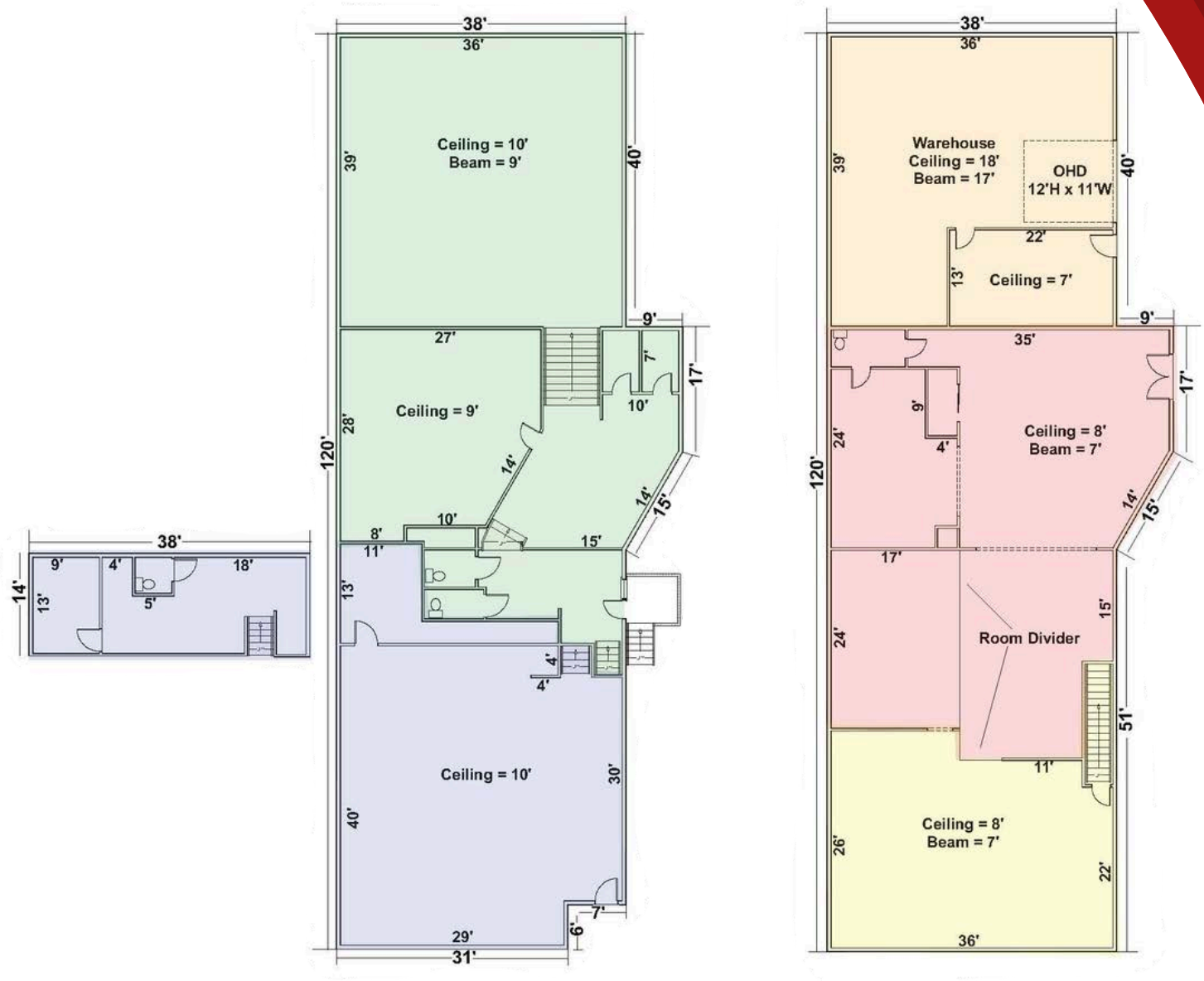
Music Store = 3,061 Sq Ft

Storage = 1,058 Sq Ft

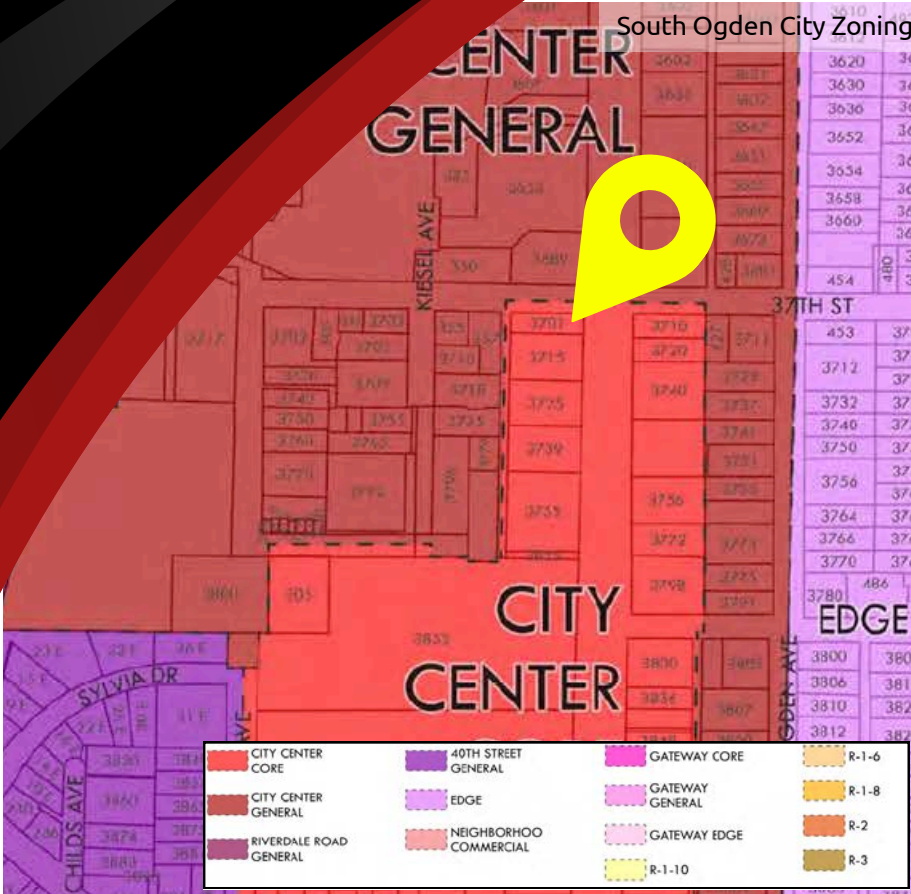
Bungster's Brix = 2,177 Sq Ft

Warehouse = 1,520 Sq Ft

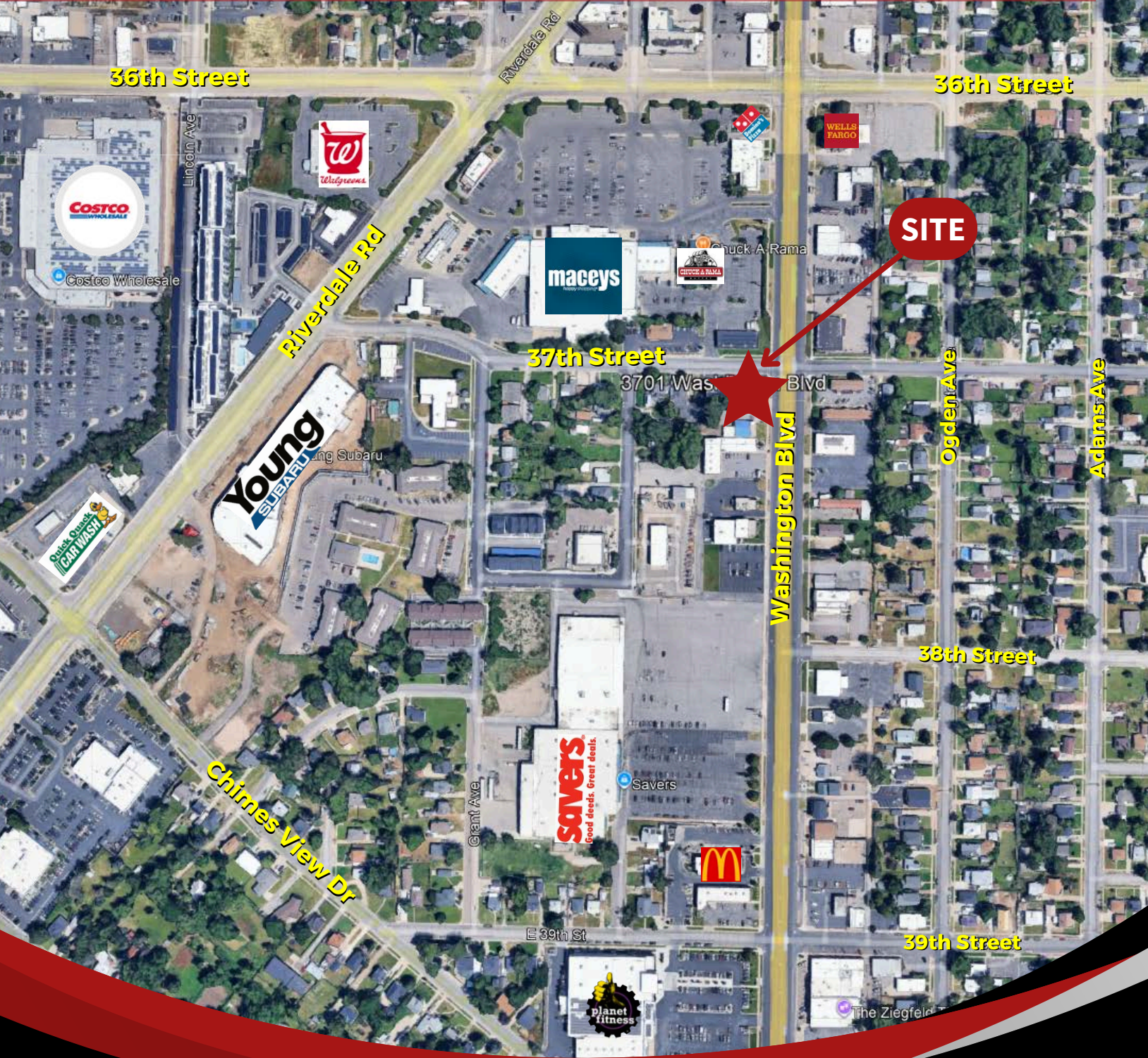
Building Total = 10,000 Sq Ft



## South Ogden City Zoning



# 3701 WASHINGTON BLVD SOUTH OGDEN, UT 84403



**Aaron McCrady**  
801-953-7012  
aaroncrest@gmail.com



**Garrett Pierson**  
801-644-1361  
g@crestutah.com





# Contact Us



**Aaron McCrady**

801-953-7012

aaroncrest@gmail.com



**Garrett Pierson**

801-644-1361

g@crestutah.com



[www.crestutah.com](http://www.crestutah.com)

968 Chambers St #2,

South Ogden UT 84403

801-476-9500

