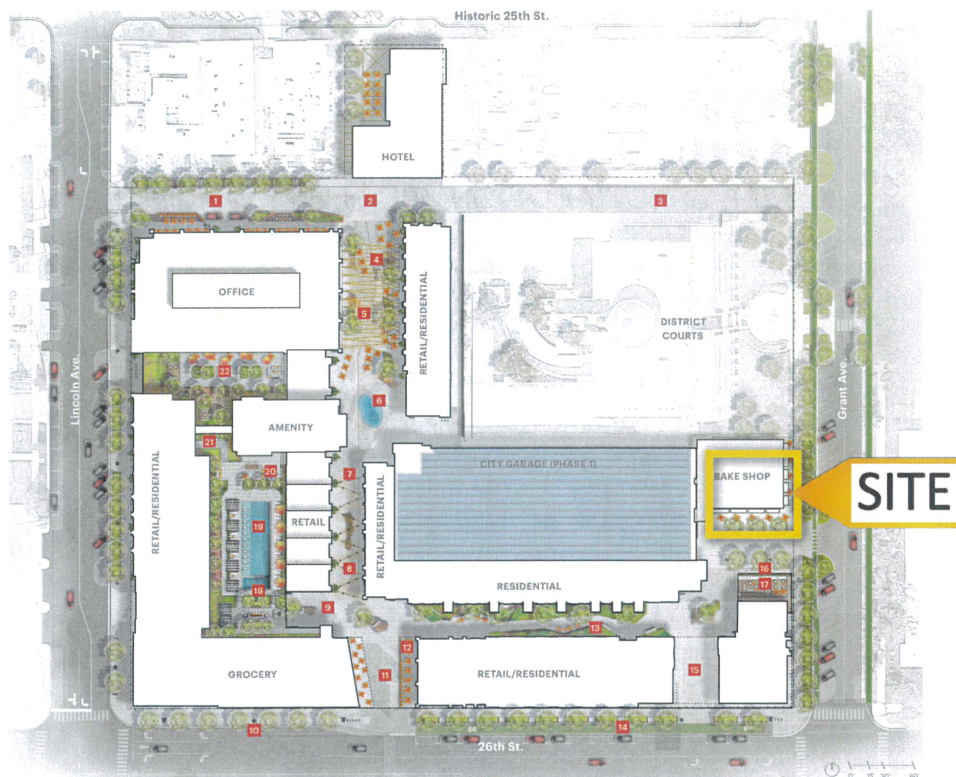


WonderBlock Site Plan

Design Development

Legend

- 1 Promenade and Office Drop-off
- 2 Hotel Drop-off
- 3 District Courts Alley Access
- 4 Overhead Festoon Lighting
- 5 Paseo Rooms/Vessels
- 6 Pop Jets
- 7 Pedestrian Passage
- 8 Overhead Catenary Lighting
- 9 Plaza
- 10 Bus Stop
- 11 26th Street Portal
- 12 26th Street Patio
- 13 Residential Gardens
- 14 Bike Lane
- 15 Ground Floor Portal
- 16 Patio
- 17 Wood Deck Terraces/Amphitheater (Amenity Level - Bldg. C)
- 18 Spa (Amenity Level - Bldg. E)
- 19 Pool (Amenity Level - Bldg. E)
- 20 Outdoor Kitchen (Amenity Level - Bldg. E)
- 21 Entry Gardens (Amenity Level - Bldg. E)
- 22 Office Terrace (Amenity Level - Bldg. D)



PROPERTY FEATURES

For Sale

- 10,594 SF
- 2 Story Building 6,072 SF 1st Floor 4,522 SF 2nd Floor
- \$699,000
- Neighbor to "The Wonder Block RE Development"
- Next to Weber County Court House
- Retail/Restaurant
- Law Office
- Over \$100,000 of Architectural Drawing completed, ready for permit submission

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	16,744	90,882	172,233
Households	6,341	32,827	61,543
Income	\$46,690	\$68,935	\$78,607

CARTER RANDALL
PRINCIPAL BROKER/OWNER

801.393.2733 OFFICE
801.540.1408 CELL
carter@ppc-utah.com



NATE HARBERTSON
PRESIDENT/OWNER

801.393.2733 OFFICE
801.628.4322 CELL
nate@ppc-utah.com



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AERIAL VIEW & MAIN PHOTO

BROWN'S ICE CREAM BUILDING

2539 GRANT AVE, OGDEN, UTAH

