

WASHINGTON BLVD CAR LOT

FOR SALE



PROPERTY DETAILS

3540 Washington Blvd., Ogden, UT 84403

- Purchase price: \$475,000
- 0.5 acres available
- 600 SF storage building with bathrooms
- 375 SF free-standing drive-through building
- Perfect for coffee and soda
- Ideal for car lot and/or redevelopment
- Great drive thru opportunity
- Pylon sign along Washington Boulevard
- Traffic counts:
 - » Washington Boulevard: 29,945 ADT
 - » 36th Street: 16,551 ADT
 - » Riverdale Road: 10,476 ADT

SURROUNDING TENANTS



NEWMARK
MW MOUNTAIN WEST

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2025 DEMOS

EST. POPULATION

1 MILE » 12,938
3 MILE » 88,017
5 MILE » 180,675



EST. HOUSEHOLDS

1 MILE » 4,307
3 MILE » 33,803
5 MILE » 67,118



EST. AVERAGE HH INCOME

1 MILE » \$89,226
3 MILE » \$101,786
5 MILE » \$104,747

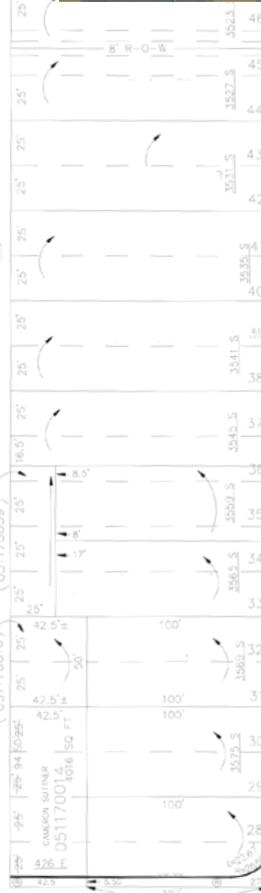
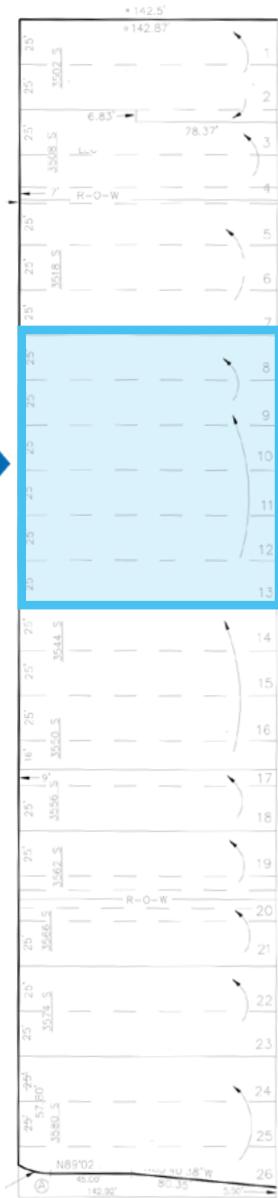
FULL SERVICE
COMMERCIAL REAL ESTATE
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
[www.newmarkmw.com](#)

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.

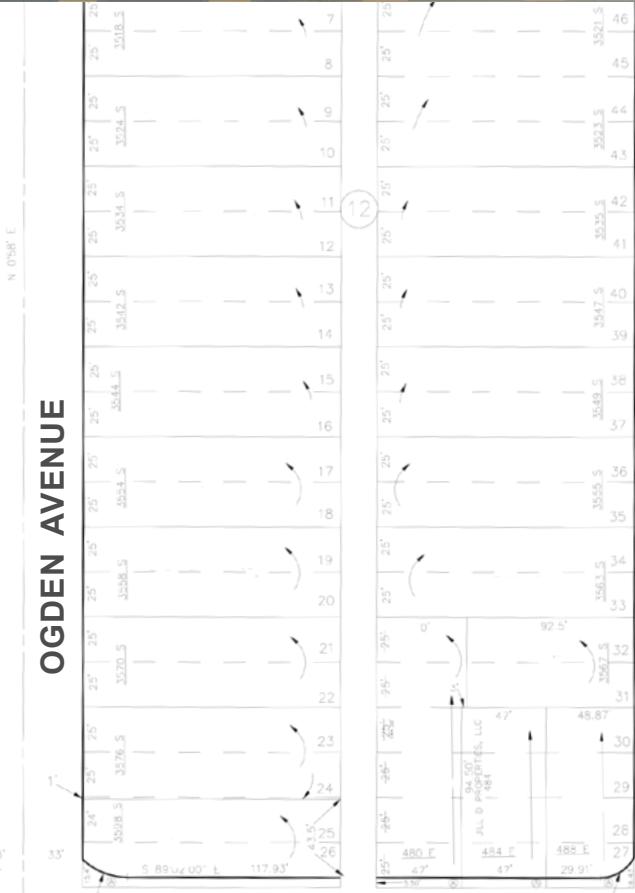
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PLAT MAP

WASHINGTON BOULVEARD



36th STREET

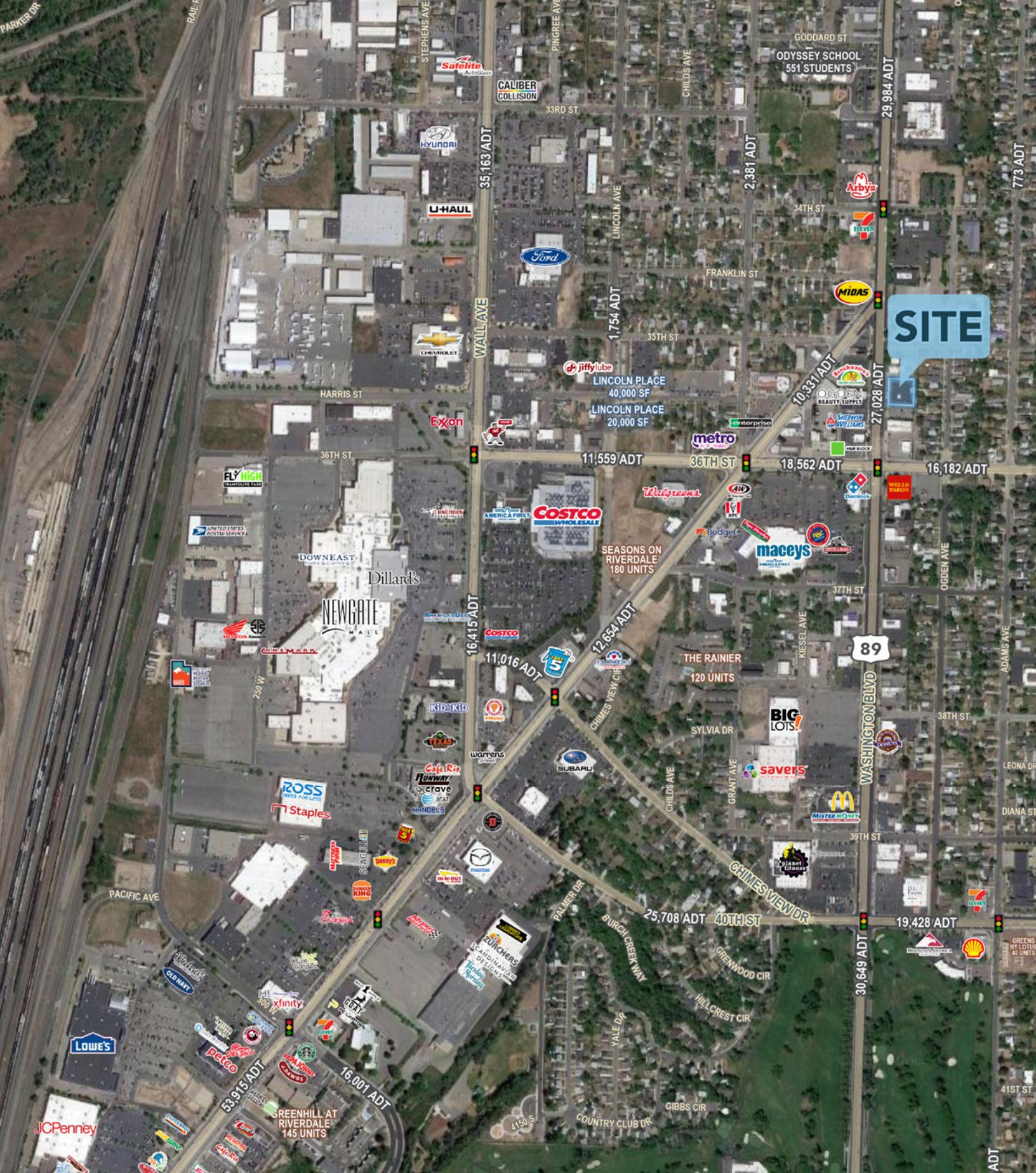


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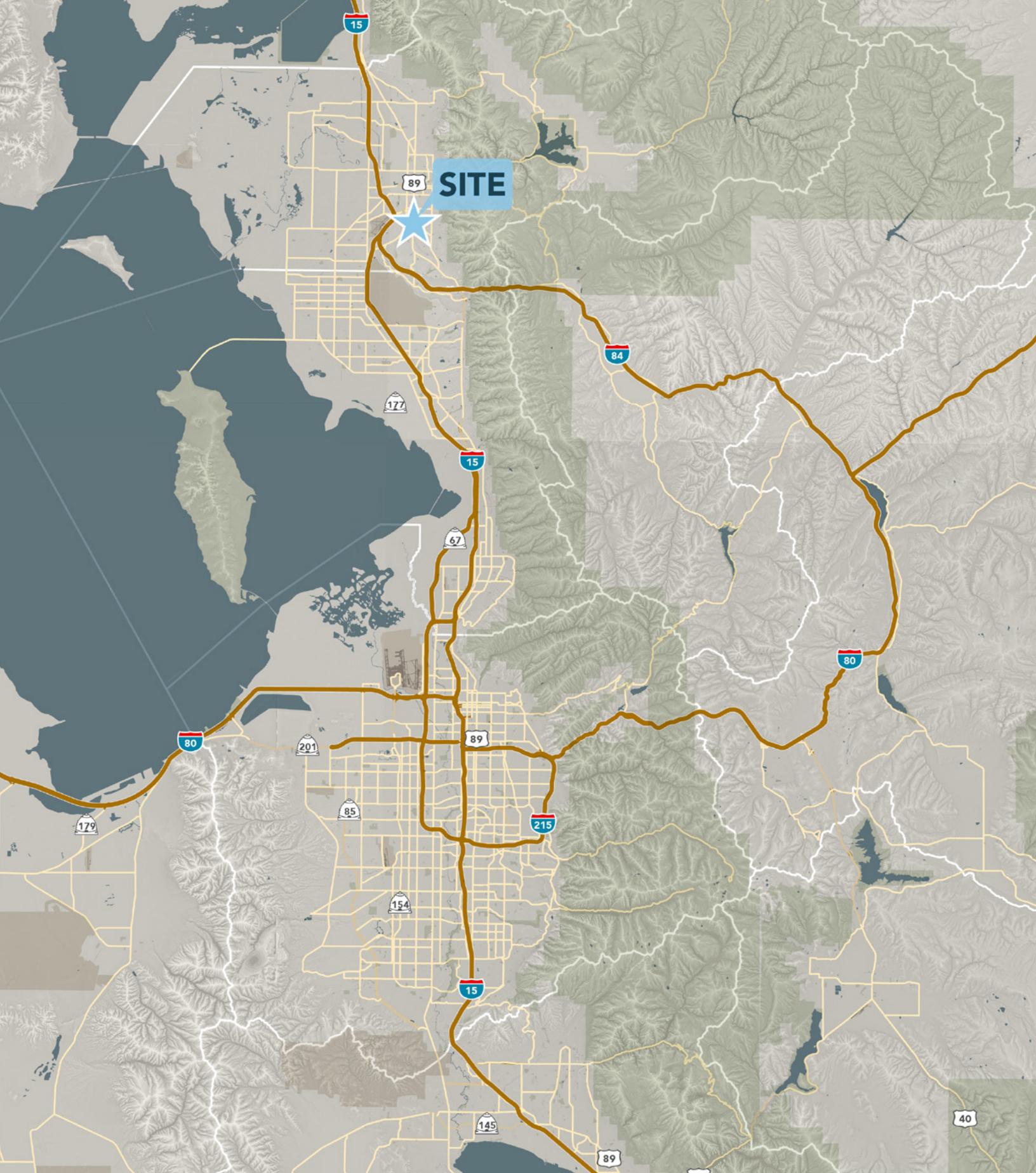


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