



PROPERTY SUMMARY

460 2nd St is a multi-tenant retail and professional service asset located on one of Ogden's most critical east-west arteries. Positioned at the gateway between the dense residential neighborhoods of North Ogden and the bustling commercial corridors of Washington Blvd and I-15, this property captures a constant stream of "commuter commerce."

2nd Street serves as a primary feeder to Washington Blvd and I-15, ensuring high daily vehicle counts. It is perfectly positioned to capture "going-to-work" traffic for commuters heading to Hill AFB or Salt Lake City.

BUILDING SPECS

Sale Price:	\$1,100,000
Retail/Office:	
Old Grist Mill Bread Co:	2,653 sqft
Total Health Chiropractic:	2,589 sqft
West Coast World Martial Arts:	3,946 sqft
Total Square Feet:	9,188 sqft
Lot:	1.02 Acres
Parcel ID:	12-303-0001
Zoning:	C-3 / R-1-6

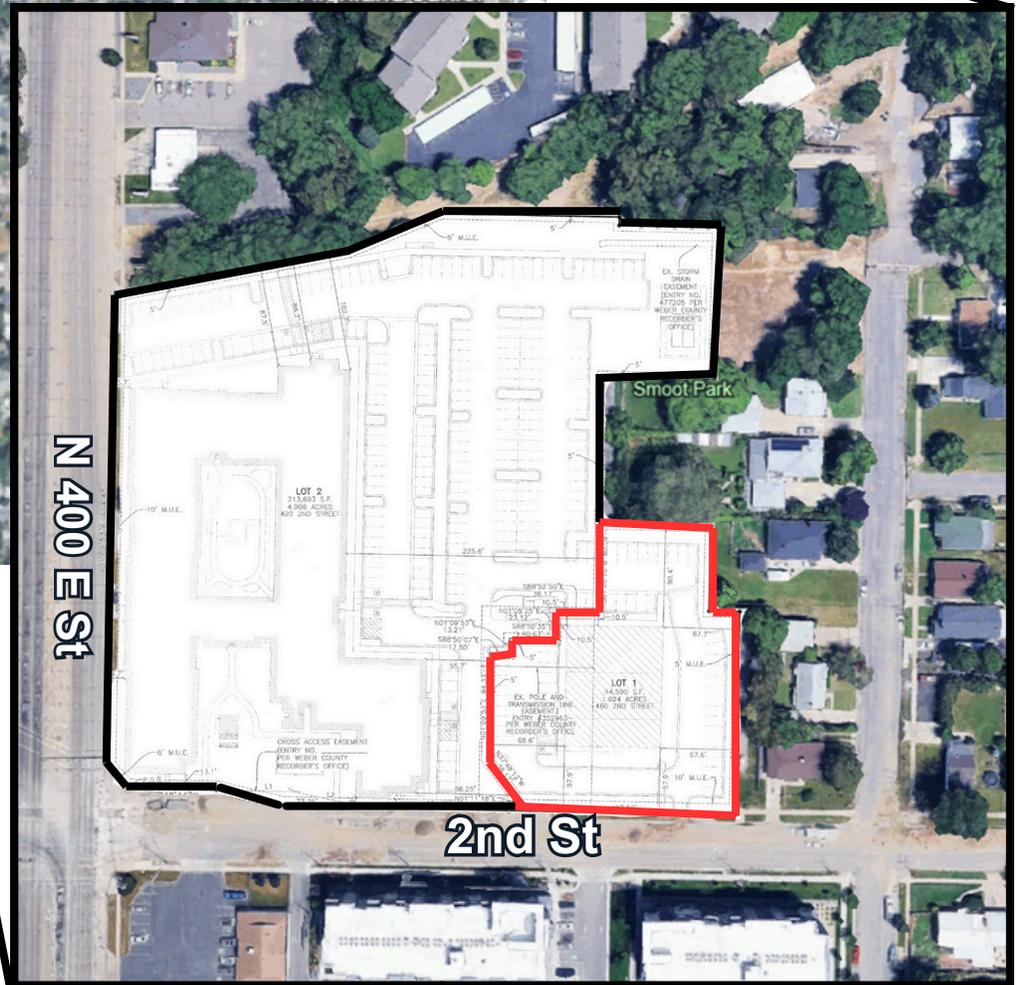
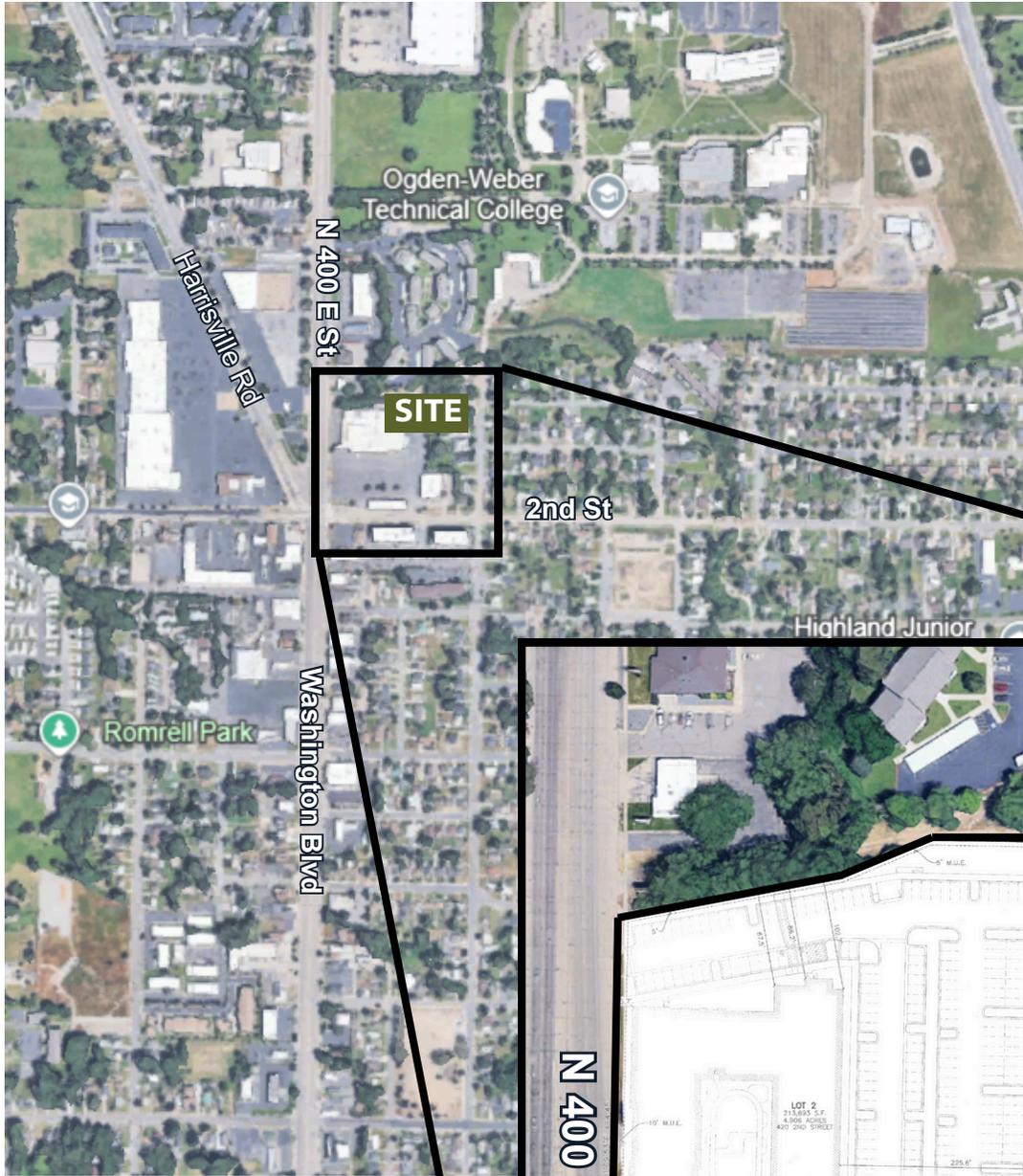
RENT ROLL



Unit	Tenant	Sqft	Rent	Annual Rent/SF	Annual Rent	NNN	Annual NNN	Lease From	Lease To
460 Ste A	West Coast World Martial Arts	3,946	\$ 1,700.00	\$ 5.17	\$20,400.00	-	-	8/1/2024	MTM
460 Ste B	Total Health Chiropractic	2,589	\$ 1,941.75	\$ 9.00	\$23,301.00	\$ 65.25	\$ 783.00	8/1/2024	MTM
460 Ste C	Old Grist Mill Bread Company	2,653	\$ 2,600.00	\$ 11.76	\$31,200.00	\$ 67.50	\$ 810.00	8/1/2024	MTM
3 Units		9,188	6,242	\$ 8.64	74,901	\$ 132.75	\$ 1,593.00		



AERIAL VIEW



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