

# A

SPACE FOR EVERYONE

# DOWNTOWN OGDEN CAFÉ RESTAURANT/ RETAIL SPACE FOR LEASE

2556 WASHINGTON BLVD, OGDEN, UT 84401



### THE PROPERTY

- 961 Sqft
- \$24/sq ft + \$3 NNN
- Downtown Ogden
- Beautiful Historic Architecture with Modern Updates
- Large Front Display Windows

### PROPERTY FEATURES

- Suited for Café Restaurant Retail, Office, or Service-based Businesses
- Conveniently Located
- Customizable Interior
- Prime Downtown Location - Historic 25th Street
- Over 1M Visitors Annually
- Fastest High Speed Internet Available
- High Vehicle Traffic
- 30,000+ Vehicles/Day
- Street & garage parking
- Near Washington Blvd and I-15
- Multiple Bus Lines
- Convenient for deliveries

### A SPACE FOR EVERYONE

2650 Washington Blvd  
Suite #103B  
Ogden, UT 84401

**ERIN MOORE**  
Real Broker LLC  
806-281-2950  
aspaceforeveryoneogden@gmail.com



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