

PRICE REDUCED

BANK BRANCH BUILDING

Multi-Tenant Office Investment Opportunity

HIGHLIGHTS INCLUDE:

- **Sale & Partial Leaseback:** Bank Tenant to leaseback 3,971 sf (22.8%) for 7 years
- **Credit Tenant:** Bank tenant is rated A+
- **Location:** Prime visibility and strategically located on the hard corner of Washington Boulevard and 26th street
- **Strong Area Demographics:** Within a 3-mile radius, there are 31,888 households featuring average annual income of \$88,128 with daytime population of 85,512

INVESTMENT SUMMARY

Address:	2590 Washington Boulevard Ogden, Utah
Building Size:	17,408 sq. ft. (Buyer to verify)
Occupancy:	30.6% (Bank tenant to lease back 3,971 sf)
Site Size:	0.49 acres
Parcel Numbers:	10150045 10150046
Age:	1992
Zoning:	C-MU (Commercial Mixed-Use)
Parking:	30 spaces (1.73/1,000 sf ratio)
Sales Price:	\$1,500,000 (\$86.17 psf)
Cap Rate:	7.97% (Pro forma expenses)

Exclusive Advisors

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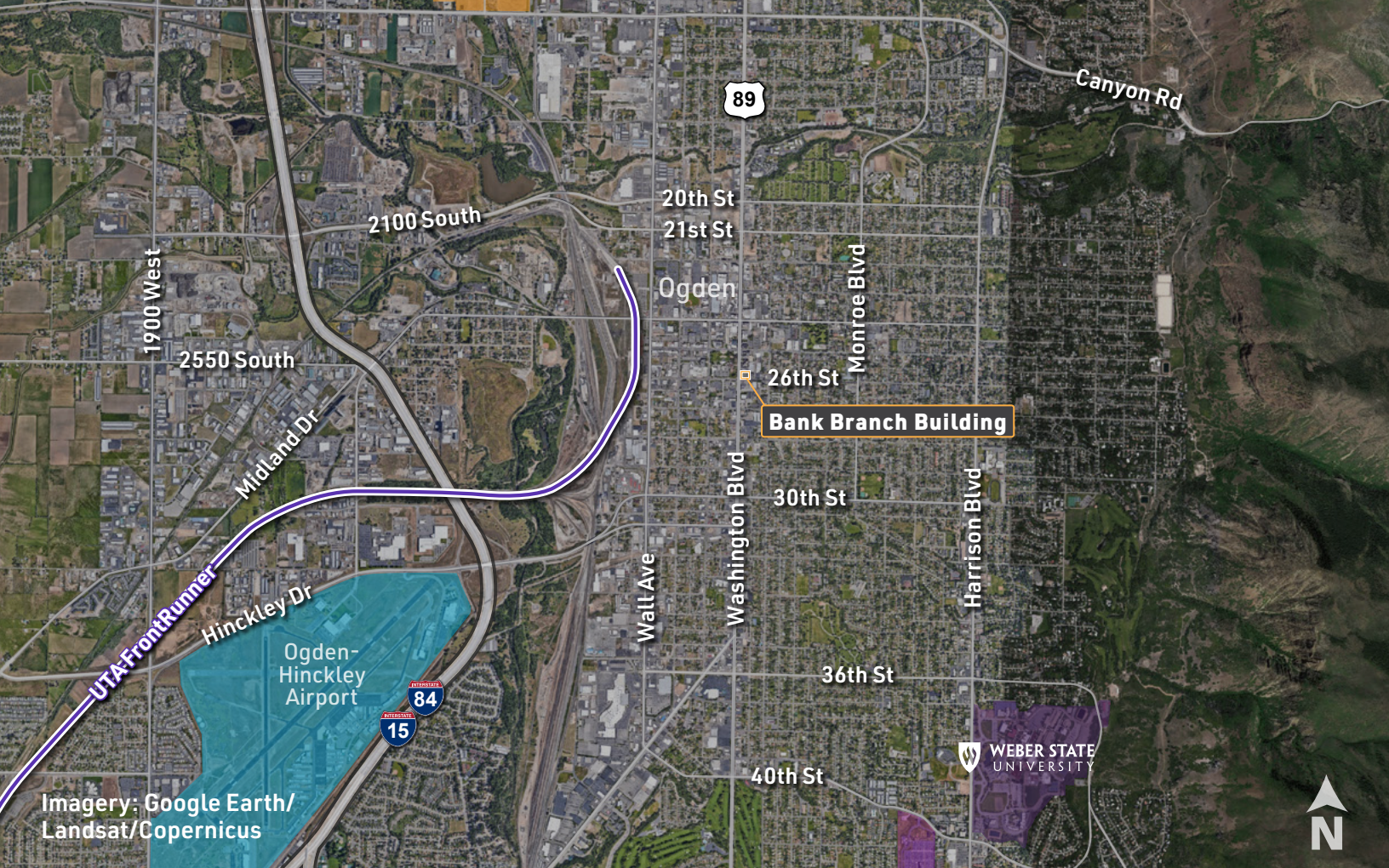
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Demographics	1 Mile	3 miles	5 miles
Population			
2024 Estimated	17,316	85,512	164,085
2029 Projected	18,638	90,035	170,842
Households			
2024 Estimated	7,185	31,888	60,126
2029 Projected	7,998	34,111	63,490
Income			
Average Household Income	\$72,890	\$88,128	\$99,258
Median Household Income	\$52,821	\$69,137	\$77,553
Per Capita Income	\$30,281	\$33,089	\$36,306

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