

SET UP FOR NEW THRIVING BUSINESS

655 36th Street, Ogden

\$750,000



AMAZING PRICE ON THIS COMMERCIAL BUILDING!

Rare investment opportunity - Previous run as a daycare; building in a prime growth corridor. Perfect for an owner-operator, investor, or developer. Real estate alone makes this a smart buy, with income potential from childcare or alternative commercial use. This has been completely remodeled and set up for success. New gorgeous cabinets and granite in kitchen and offices. Updated furnaces, ac units, plumbing and electrical. New playground 2 years ago. Garden area, basketball hoop, large pavilion with tables, multiple play areas. Entire building built for safety and efficiency. 4 classrooms, 3 bathrooms with a total of 8 toilets(including adult and children size), 3 offices. Multiple sinks built in for kids, drinking fountains, updated pull out shelves for amazing storage, teacher lockers, lots of storage spaces. Every classroom has hepa filters and building has a Curis sanitize system. Security Cameras installed in every room, Secured entry lobby. 11 parking spaces. All equipment is included in the sale including 2 15 passenger vans. Ask agent for list of equipment. Property appraised a few months ago at purchase 880K without all equipment included. Main office and building were built in 1936, rest of building was built in the mid 70's. Call agent for more details and get your successful business going!



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