

**\$740,000**

**Historic Firehouse in the  of Ogden**

**Price  
Improvement**



**2666 Washington BLVD**

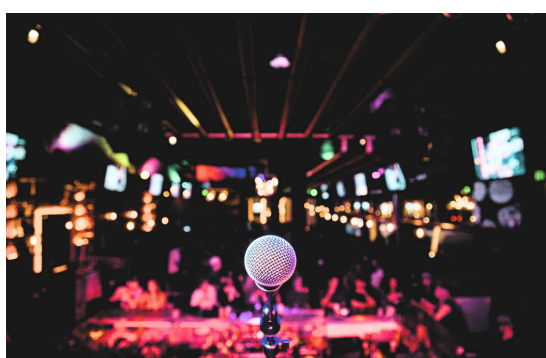
## **A Rare Opportunity Awaits at the Firehouse!**

This historic brick building in downtown Ogden, once home to a fire station, now presents an even more compelling opportunity for visionary entrepreneurs. With its charming, preserved architectural features and prime location, it's a canvas for your creative vision in a rapidly revitalizing area—all at a newly reduced price!

The building's storied past offers the chance to incorporate unique, themed elements, adding unparalleled character and appeal. Recent zoning updates expand the possibilities, inviting bakers, microbrewers, chefs, entertainers, and more to create something extraordinary in this vibrant space.

Featuring excellent frontage on a bustling thoroughfare and convenient alley access for off street deliveries, the property is perfectly positioned to become a cornerstone of downtown activity. Whether you envision a cozy café, artisan brewery, boutique retail shop, or a chic nightlife venue, this building offers the ideal setting for success in Ogden's thriving downtown community.

With a significant price adjustment, there's never been a better time to turn this iconic property into your next venture. Don't miss out—reach out today to explore the permitted uses and discover how you can be part of Ogden's exciting transformation!



# PERMITTED USES FOR C-MU

- Food and beverage sales
- Day care facilities
- Educational Facilities
- Entertainment and Performance
- Alcohol Sales (conditional)
- General Sales
- Office Services
- Personal Services
- Pet Services
- & more

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