

# FOR SALE



## Ogden Opportunity Zone Site

2023 Wall Ave  
Ogden, UT 84401



Michelle Pauley

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# Property Summary

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## PROPERTY HIGHLIGHTS

- Vacant Property: owner user or great for your potential tenants
- Small Industrial Warehouse and office: Office approximately 1314sf.
- 1 grade level doors and 2 truck well doors and 1 true dock high door (4 roll up doors total)
- 125 amp/240V power
- Clear Height 14ft.
- Mostly fenced yard
- Minutes from 1-15
- Located in an OPPORTUNITY ZONE

## OFFERING SUMMARY

Sale Price:	Price not disclosed. Bring us an offer.
Lot Size:	2.02 Acres
Building Size:	7,020 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	326	964	3,857
Total Population	565	1,918	8,657
Average HH Income	\$80,190	\$87,297	\$70,736

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# Property Description

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## PROPERTY DESCRIPTION

This irreplaceable 2.02 acre site is located at the hard corner of Wall Avenue (SR-204) and 20th Street in Ogden's bustling central business district, this property has a vacant industrial building (7,020sf) that delivers high visibility and exceptional traffic counts, 25,664 ADT on wall Avenue and 8,974 ADT on 20th St. Warehouse is approximately 1314sf.

Fully signalized intersection at the edge of the site which sits directly across from major retail anchor, Walmart, adding immediate customer draw and logistics synergy! Zone Commercial – MU, the site offer flexibility for industrial/distribution users and truck terminal operators, who might utilize the site is currently exists. Ingress/egress is ample on those property as it is framed by three roads.

Alternatively, it could be positioned as a retail, self storage, multifamily, or mixed use redevelopment play.

## LOCATION DESCRIPTION

Located in the heart of Ogden, UT. in Weber County. This property has triple frontage exposure and sits on a hard corner: Wall Avenue, 20th Street, and Rushton Street. The fully signalized intersection position across from Walmart retail center adds to robust traffic counts.

The logistical advantages to this location are great! Central Ogden is nearby, property has immediate access to South route 201 (Walt Avenue), it's just minutes to I 15 and Weber County freeway corridors, and it's served by UTA front runner and bus lines.

## SITE DESCRIPTION

Prime outdoor storage opportunity near major freeways. Located in the heart of Ogden, UT. in Weber County. This property has triple frontage exposure on a hard corner: Wall Avenue, 20th Street, and Rushton Street. The fully signalized intersection. Property is on the SWC across from Walmart retail center.

The logistical advantages to this location are great! Central Ogden is nearby, property has immediate access to South route 201 (Walt Avenue), it's just minutes to I 15 and Weber County freeway corridors and its served by UTA front runner and bus lines.

## POWER DESCRIPTION

Rocky Mountain Power Co

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# Additional Photos

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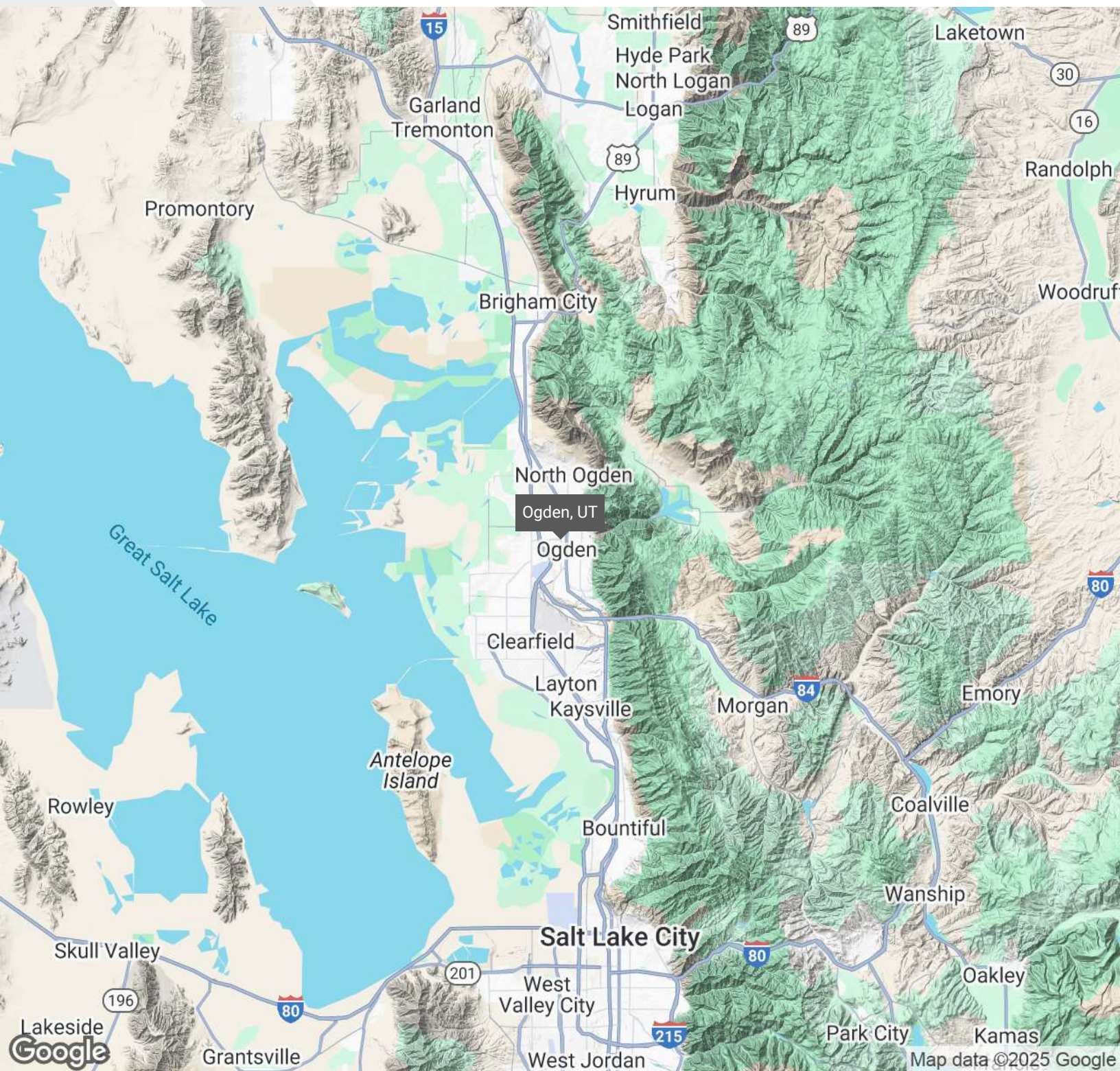


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# Regional Map

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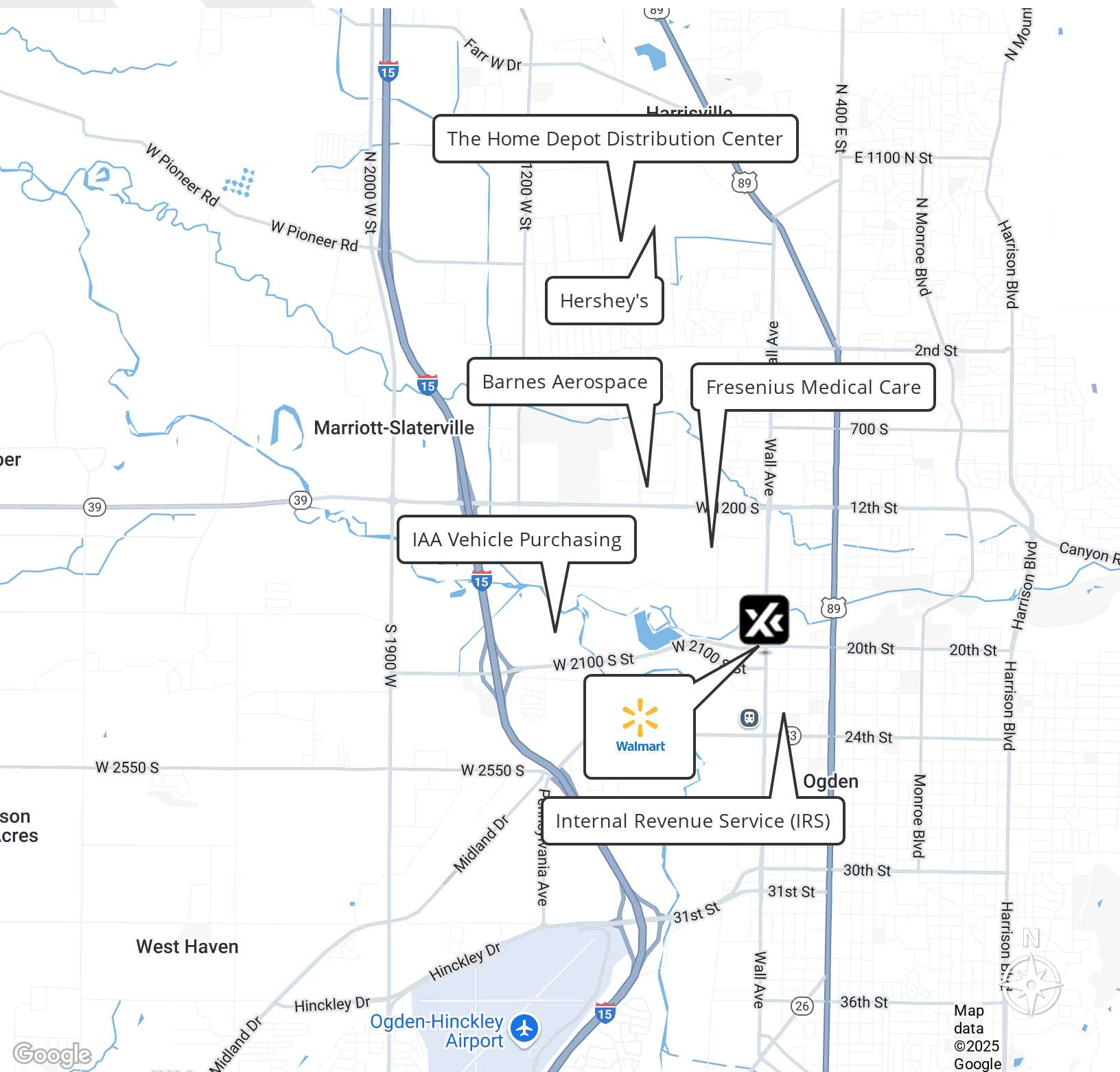


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# Location Map

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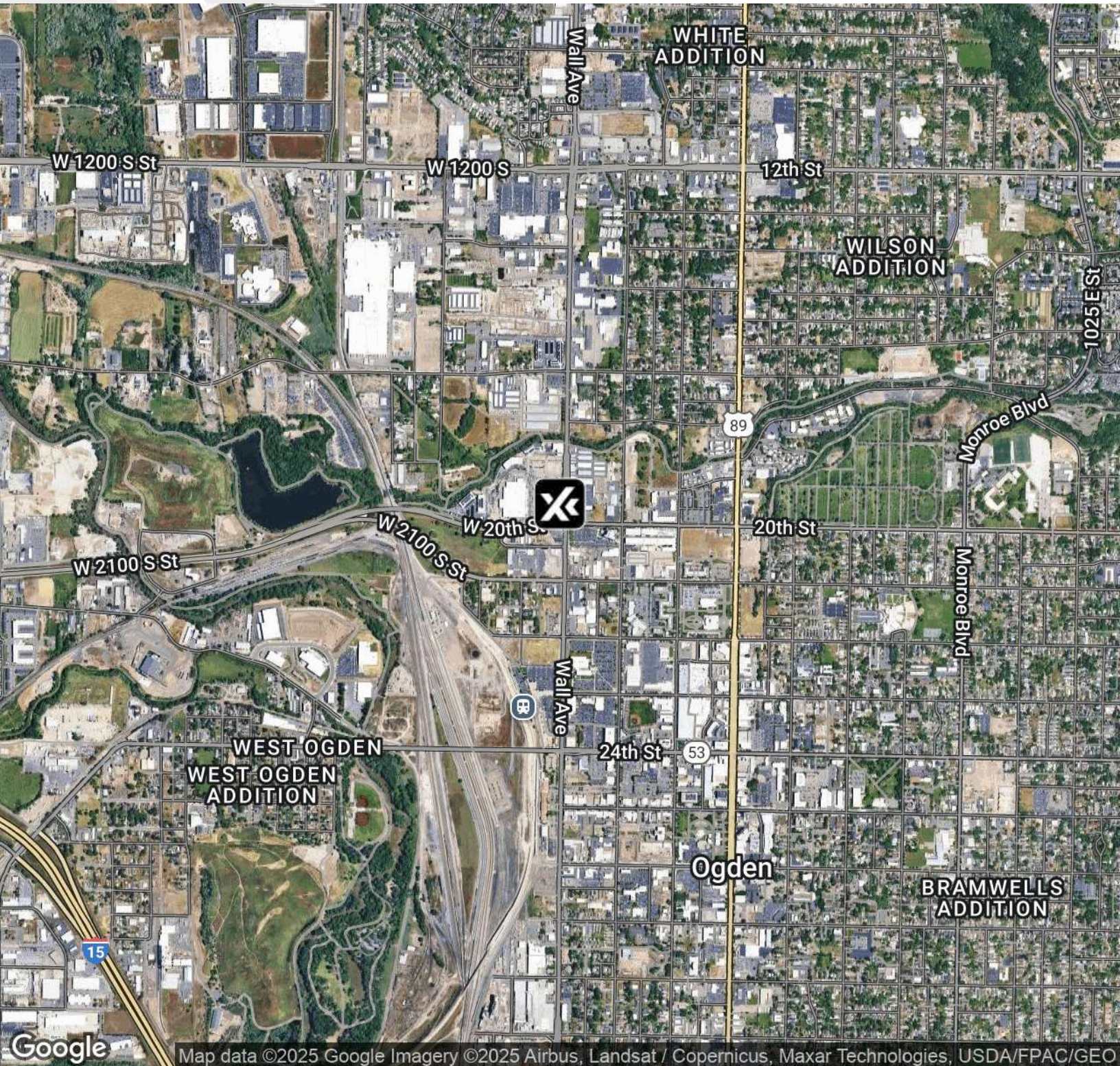


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# Aerial Map

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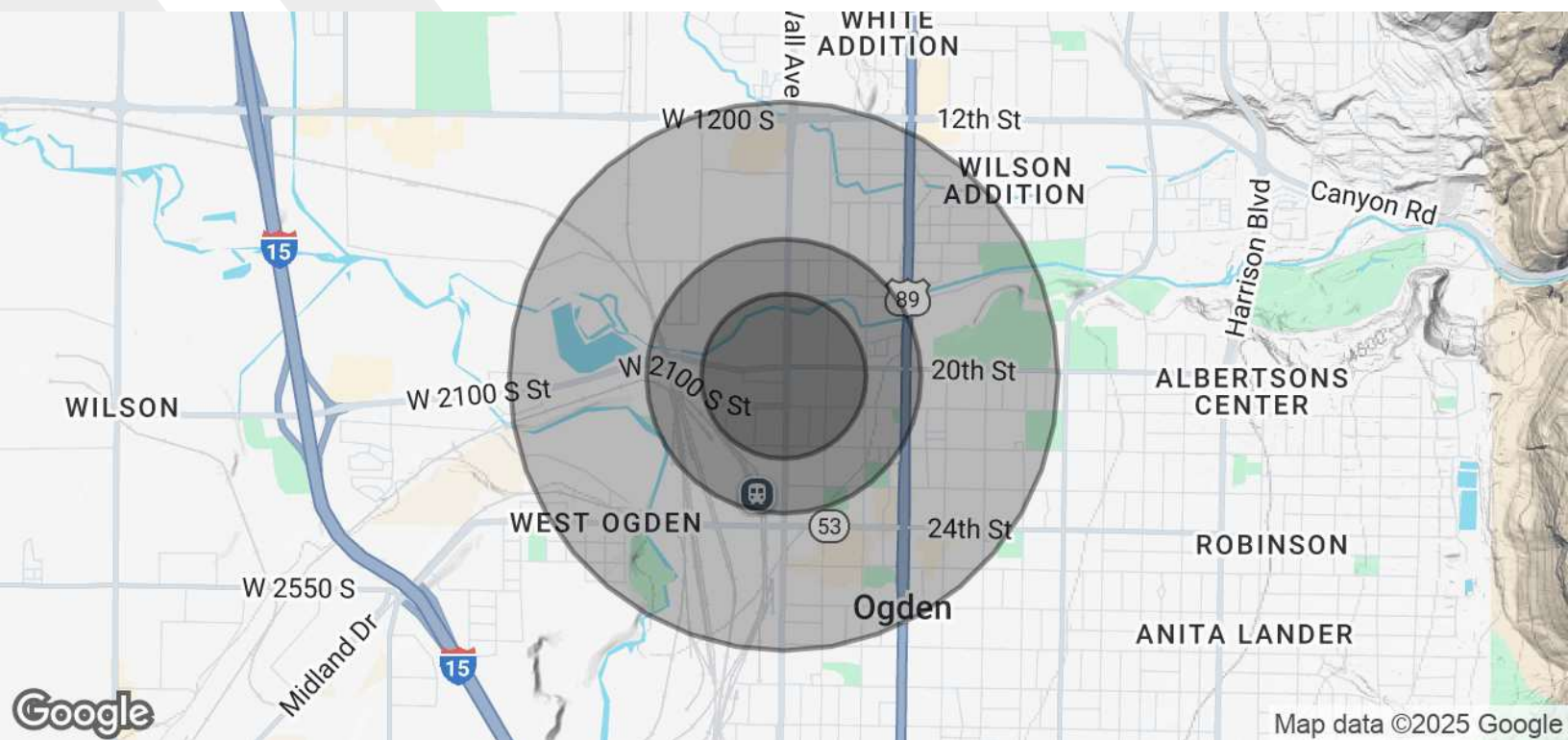


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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	565	1,918	8,657
Average Age	37	36	36
Average Age (Male)	36	35	36
Average Age (Female)	38	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	326	964	3,857
# of Persons per HH	1.7	2	2.2
Average HH Income	\$80,190	\$87,297	\$70,736
Average House Value	\$368,834	\$339,475	\$401,114

Demographics data derived from AlphaMap

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