



cRc Nationwide

2506 MADISON AVENUE, OGDEN, UTAH 84401



FREE STANDING OFFICE BUILDING FOR SALE OR LEASE

- 4,000 SF - Free Standing Office Building
- Site Size: 0.21 Acres
- Ample Parking: 3/1,000 SF
- Minutes from I-15 and Downtown Ogden
- Internet Providers: Comcast, Century Link and Integra
- Qualifies for SBA Loan

SALE PRICE REDUCED!!
~~\$595,000.00~~ TO \$535,000.00
LEASE RATE REDUCED!!
~~\$10.00/SF YEAR NNN~~
\$9.00/SF YEAR NNN

Demographics

	1 Mile	3 Mile	5 Mile
Population	21,284	78,803	145,583
Households	7,717	28,613	52,297
Avg. Household Income	\$30,293	\$42,588	\$49,090



COSTAR
POWER BROKER AWARD
 TOP FIRM IN SALES & LEASING
 2010, 2011, 2012, 2013, 2014, 2015, 2016

801.617.1700

WEST HARADIN
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