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COMMERCIAL REAL ESTATE CONSULTANTS

3670 S. WASHINGTON BLVD., OGDEN, UTAH 84403



Property Information

- 0.65 Acre Land Available
- **Located within the Opportunity Zone**
- Zoning Permits 5 Story Building for Multi-Family/Office/Retail Use
- Additional Neighboring Property Available for Total of 1.2+ Acres
- High Visibility off Washington Blvd.
- Many Retail & Restaurant Amenities Nearby
- Easy Access to I-15

Demographics

	1 Mile	3 Mile	5 Mile
Population	12,433	85,775	165,576
Households	4,198	30,995	58,459
Avg. Household Income	\$44,809	\$50,496	\$56,534

Traffic Counts

Washington Blvd.: 27,780 Annual Average Daily Traffic
 36th Street: 21,800 Annual Average Daily Traffic

SALE PRICE : \$590,000.00



Contact:

801.361.9798

SAM CHRISTENSEN

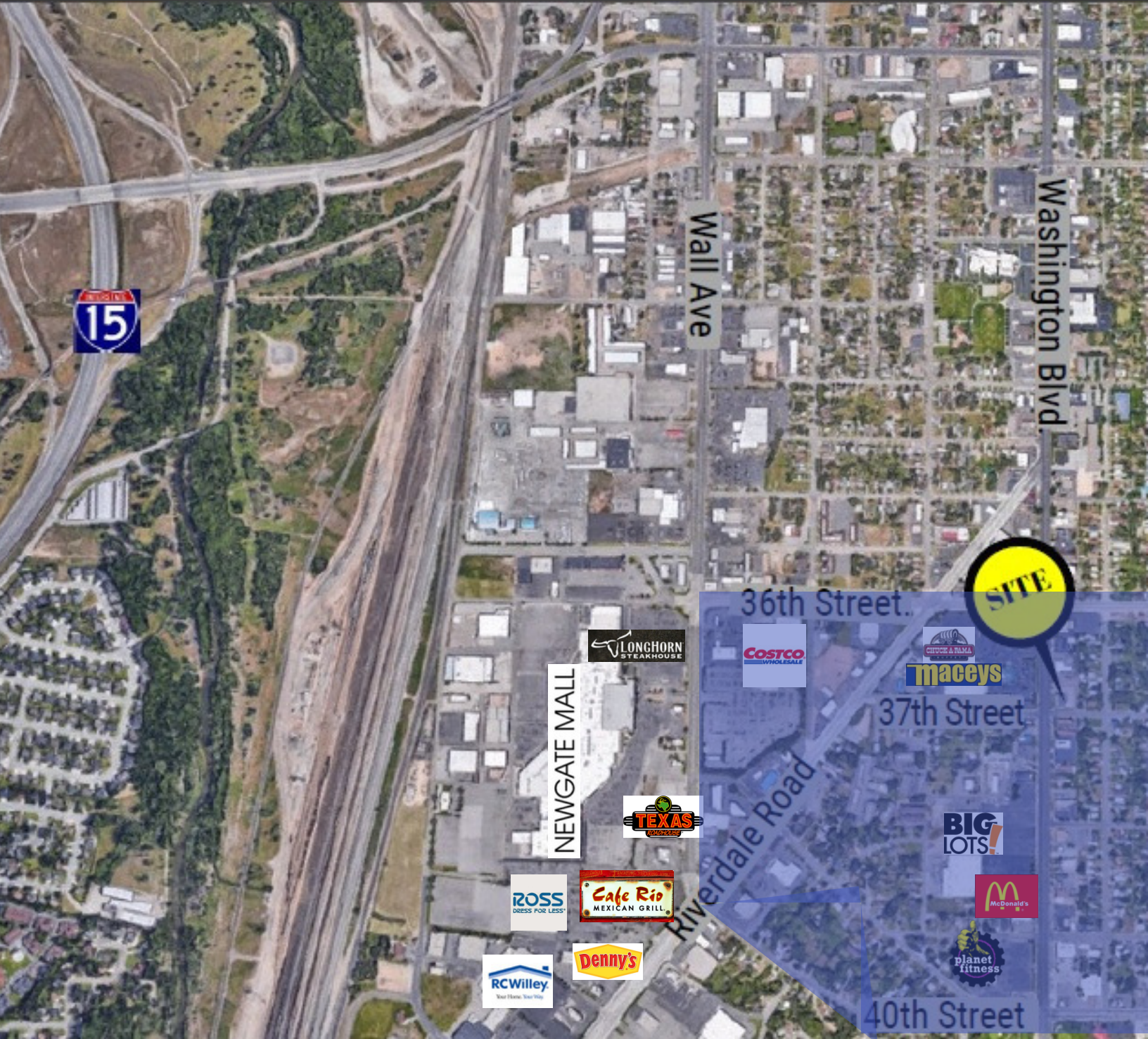
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- SOUTH OGDEN OPPORTUNITY ZONE

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