



# TWO DOOR RETAIL STOREFRONT FOR SALE



**3920 S. WASHINGTON BLVD., OGDEN, UTAH 84403**

## Property Information

- 6,243 SF Storefront Retail
- Separable into (2) 3,100 SF Storefronts
- Site Size : 0.15 Acre
- Ample Parking: 103 Parking Stalls
- Includes Option for Turnkey Restaurant
  - Which Includes Walk-in Fridge & Freezer, Soda Fountain Bar, Retail Shelving & all other Restaurant Equipment
  - Perfect for a Breakfast Diner
- Washington Blvd. Frontage
- Great Location with Busy Intersection

## Demographics

	1 Mile	3 Mile	5 Mile
Population	12,581	84,967	164,098
Households	4,344	31,021	58,232
Avg. Household Income	\$55,117	\$55,878	\$61,323

## Traffic Counts

Washington Blvd. : 28,731 Annual Average Daily Traffic  
 40th Street: 20,083 Annual Average Daily Traffic

**SALE PRICE : \$650,000.00**  
**- Potential Lease Back -**

**801.361.9798**



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# COMMERCIAL REAL ESTATE CONSULTANTS

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The information while not guaranteed, was obtained from sources we believe to be reliable.

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