



COMMERCIAL REAL ESTATE CONSULTANTS

509-539 N. HARRISVILLE ROAD, OGDEN, UTAH 84404



Multi Tenant Leased Investment for Sale

PROPERTY INFORMATION

- 11,969 SF Retail Building
- Year Built: 2007
- Block Construction
- Ample Parking
- Excellent Visibility
- High Traffic Counts
- In Between Wall Avenue and Harrisville Road
- Adjacent to Harrisville Shopping Center
 - WalMart Super Center
 - Chili's Grill & Bar
 - Petco
 - Hastings

FINANCIAL INFORMATION

- Tenants Include: Asian Garden, Brick & Mortar Enterprises, MAU Workforce Solutions, Mountain State Cellular, Mountain Vista Dental and Jazzercise
- Annual Income: \$145,025.28
- CAP Rate: 7.4%

SALE PRICE

\$1,950,000.00

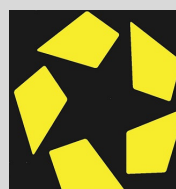
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**COSTAR
POWER BROKER AWARD**
TOP FIRM IN SALES & LEASING
2010, 2011, 2012, 2013, 2014, 2015, 2016



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Demographics

	1 Mile	3 Mile	5 Mile
Population	11,983	63,925	123,714
Households	4,161	22,241	42,545
Avg. Household Income	\$45,607	\$49,913	\$51,872

Traffic Counts

Harrisville Road: 26,485 Annual Average Daily Traffic

Wall Avenue: 19,730 Annual Average Daily Traffic



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