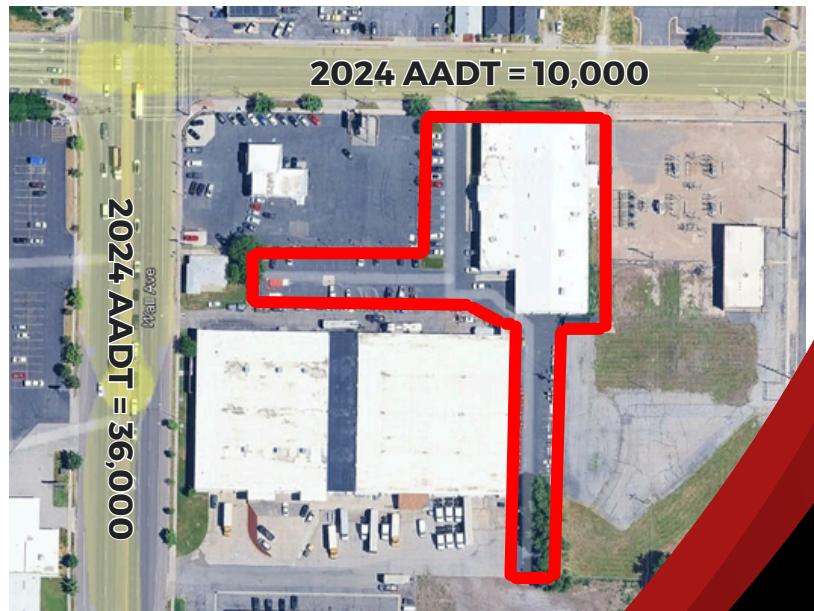




FOR SALE

- ✓ Owner-User Investment Opportunity
- ✓ ± 24,116 Square Feet on ± 1.56 Acres
- ✓ Strategic Downtown Ogden Location
- ✓ Zoned Ogden City C-2
- ✓ Extensively Remodeled Facilities
- ✓ ± 15,000 Occupiable Office Space
- ✓ Leased Temp-Controlled Warehouse
- ✓ Ample Parking for Employees & Guests
- ✓ Direct Access to Freeway & Major Roads



\$3,497,000

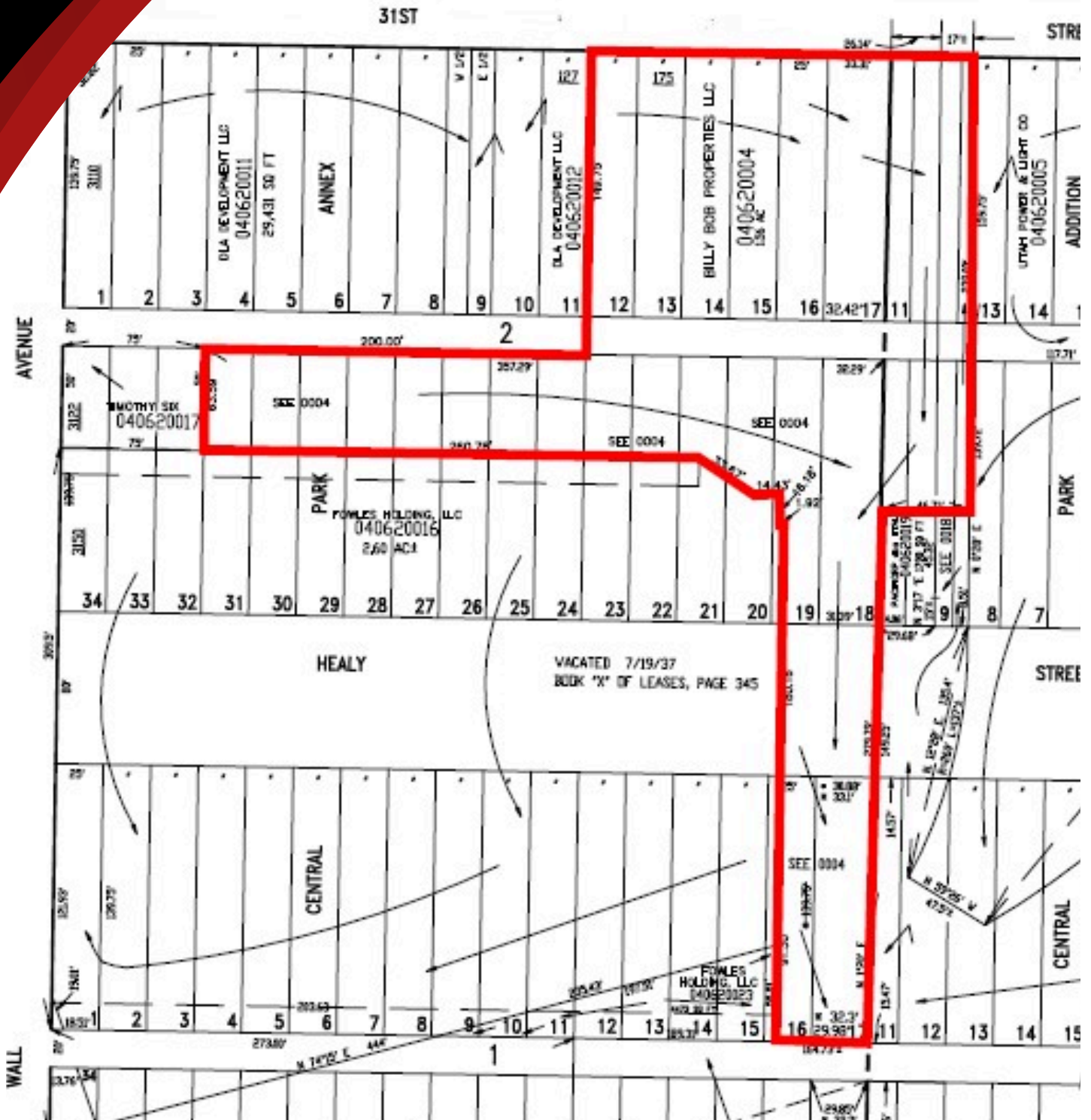


**155 31st Street
Ogden, UT 84401**



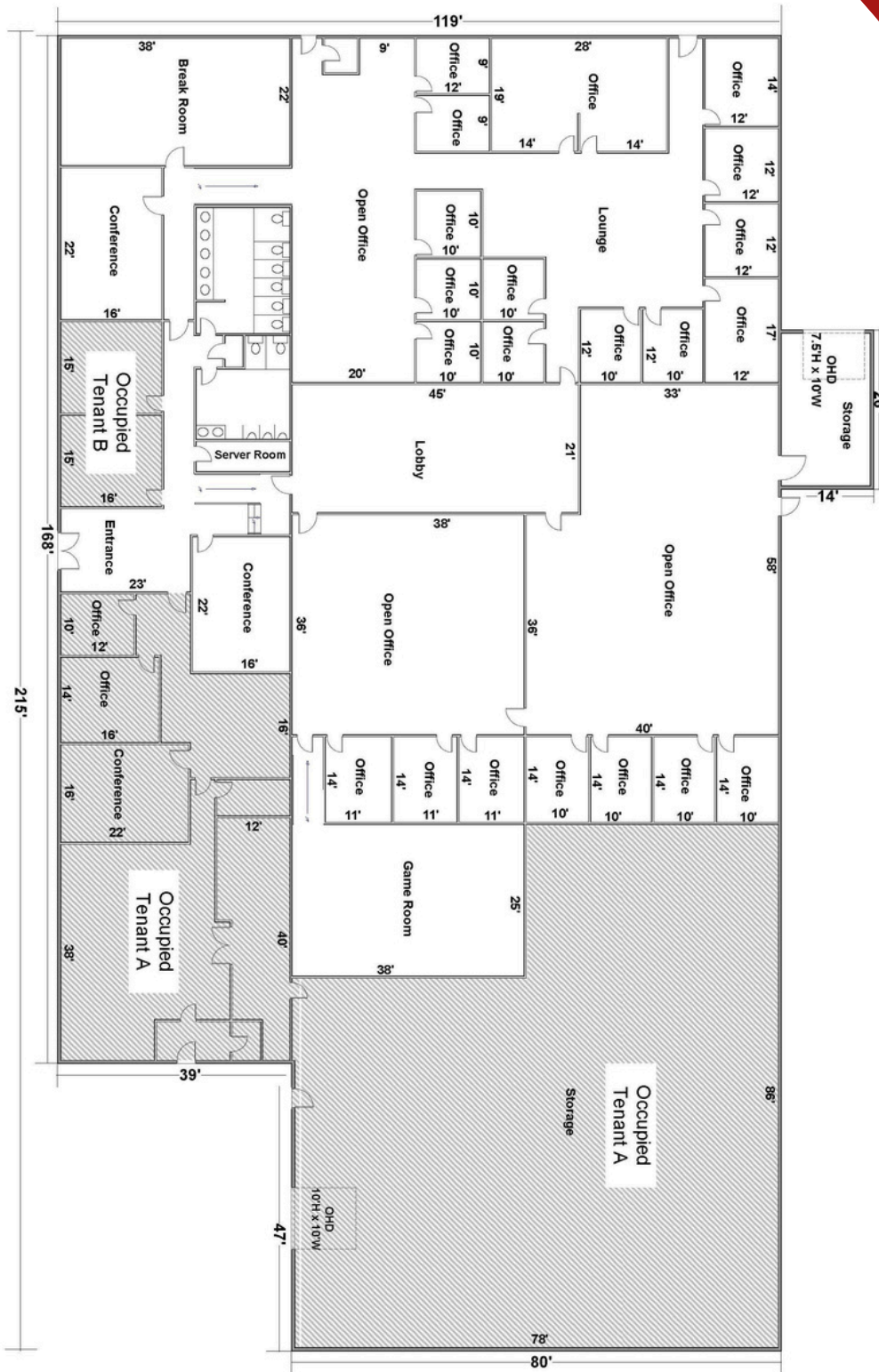
Weber County Plat

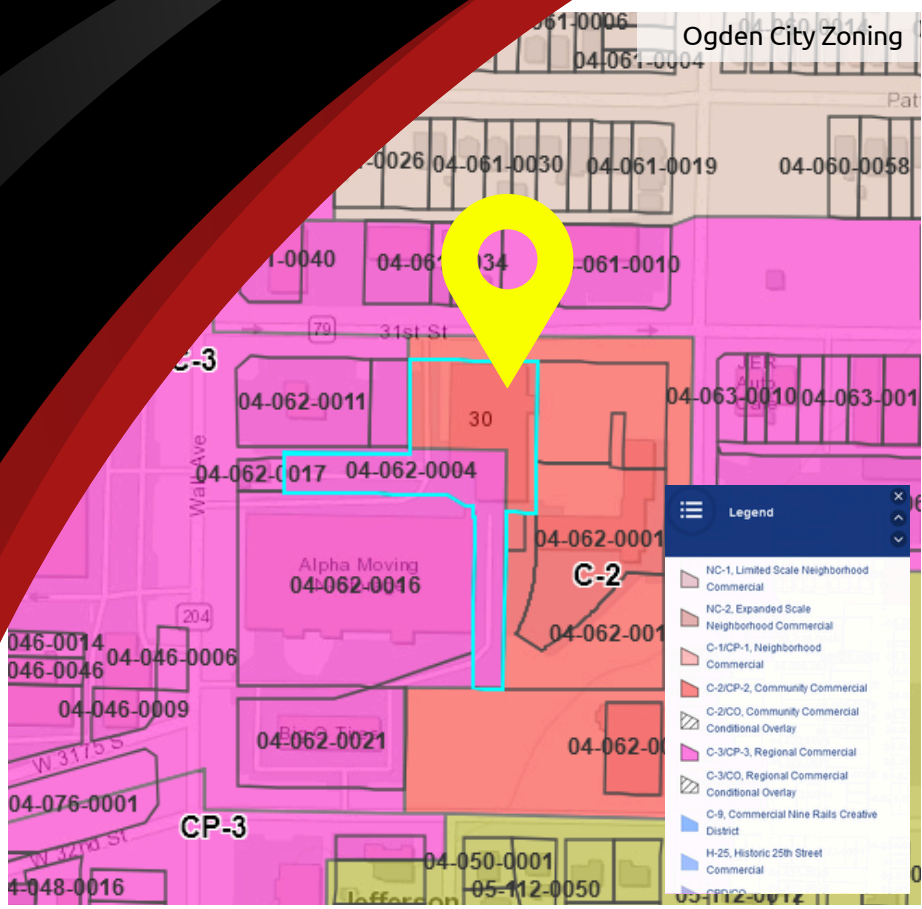
Parcel #04-062-0004



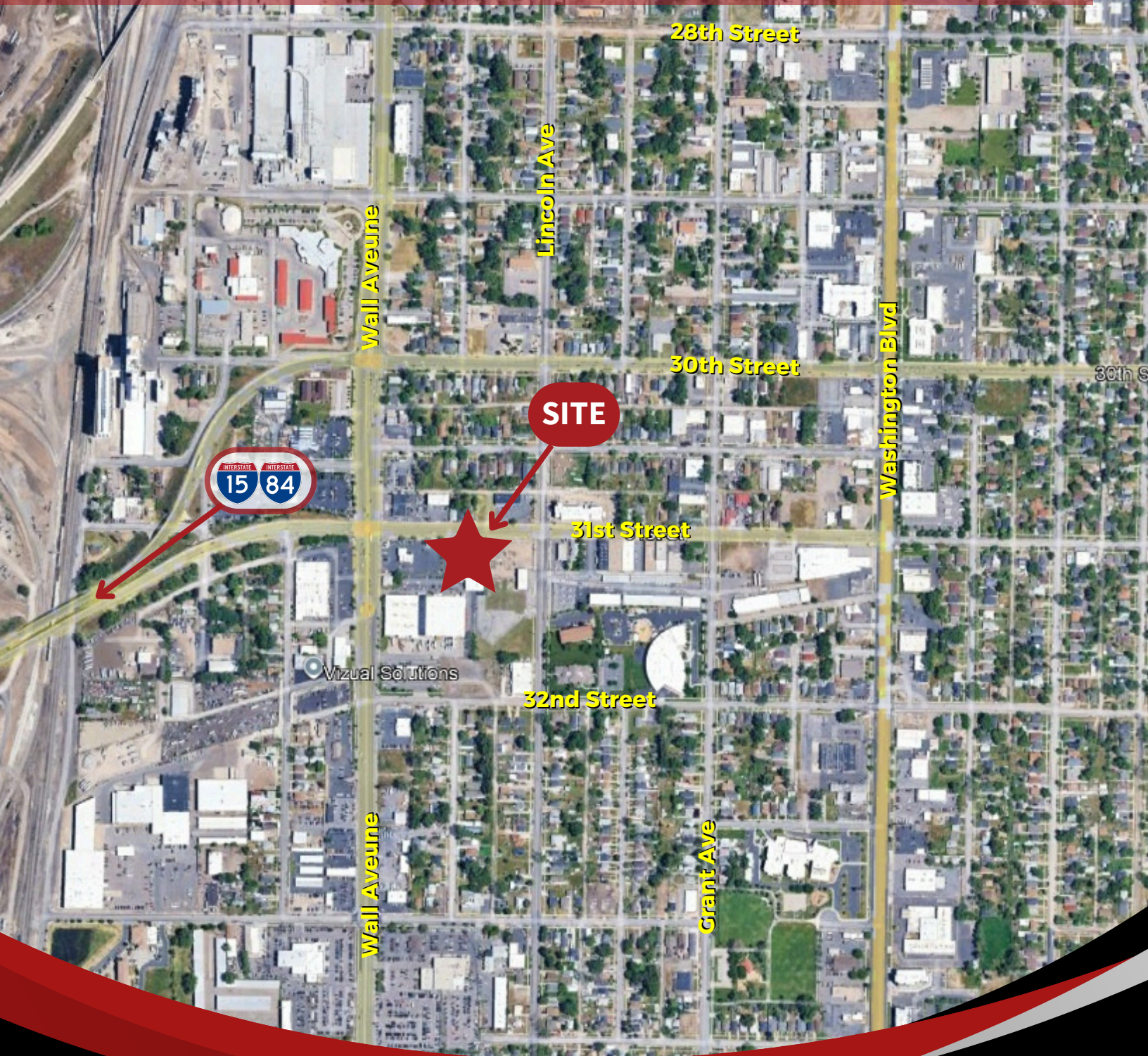
Floor Plan

Owner/User = 15,001 Sq Ft
 Tenant A = 8,615 Sq Ft
 Tenant B = 500 Sq Ft
 Total = 24,116 Sq Ft





155 31st STREET OGDEN, UT 84401



Garrett Pierson

801-644-1361
g@crestutah.com





Contact Us



Garrett Pierson

801-644-1361

g@crestutah.com



www.crestutah.com
968 Chambers St #2,
South Ogden UT 84403
801-476-9500

