

311 24th Street

Ogden, Utah



OFFERING SUMMARY



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Executive Summary

Built in 1914, the Berthana Building is one of Ogden's most iconic and enduring landmarks. Originally home to the grand Berthana Ballroom, this historic property showcases beautiful brick architecture, tall windows, and timeless character that reflect the city's vibrant early-20th-century charm. Located on 24th Street in the heart of downtown, the Berthana offers exceptional potential for retail, dining, office, or event use. Surrounded by Ogden's thriving shops, restaurants, and entertainment venues, it draws heavy foot traffic year round. With easy access to public parking, nearby transit, and Ogden's growing downtown energy, this location presents a rare opportunity to invest in and revitalize a true piece of Utah history.

Purchase Price:	\$3,150,000
Cap Rate:	6.13%
Price/Square Foot:	\$167.88
Building Square Feet:	18,000*
Floors:	2 + basement
Tenants:	3
Land Size:	0.32 Acres

*does not include 16,528 SF of 2nd story ballroom





Menchie's is a popular frozen yogurt shop located in Ogden, Utah. Known for its self-serve frozen yogurt bar, Menchie's offers a variety of yogurt flavors and an extensive selection of toppings, from fresh fruits to candies and nuts. The store emphasizes a fun, family-friendly atmosphere, making it a favorite spot for dessert lovers of all ages. Customers can create their own custom yogurt bowls and enjoy the unique flavors, as well as seasonal and limited-edition options.

Union Grill is a casual American restaurant located in downtown Ogden, offering a menu filled with comfort foods, burgers, sandwiches, and salads. It has a cozy and inviting atmosphere, perfect for casual dining or a relaxed meal with friends. The restaurant is known for its hearty portions, friendly service, and an extensive drink menu that includes craft beers and cocktails. Union Grill also features seasonal specials and locally sourced ingredients when possible, making it a popular spot for locals and visitors alike.



Sapori is an Italian restaurant in Ogden, Utah, offering a fine-dining experience with an emphasis on authentic Italian cuisine. The menu features a range of classic Italian dishes, including pasta, risotto, pizzas, and seafood, along with a selection of wines and desserts. Known for its cozy, upscale ambiance and attentive service, Sapori provides a great spot for special occasions or a romantic night out. The restaurant also offers a variety of vegetarian and gluten-free options to accommodate different dietary needs.



Rent Roll

Unit	Tenant	Sqft	Rent	Lease From	Lease To	Annual Rent	Annual Rent / SF	CAM/SF	Monthly CAM	Next Rent Increase Date	Annual Inceases
Berthana - 315 - 329 24th Street Ogden, UT 84401											
315	Union Grill	12,000	\$ 11,400.93	07/01/2021	06/30/2034	\$136,811.16	\$11.40	\$ 2.96	\$2,956.67	07/01/2026	3.00%
325	Sapori Catering, LLC	2,400	\$ 2,865.46	08/01/2022	07/31/2027	\$ 34,385.52	\$14.33	\$ 4.66	\$ 932.92	08/01/2026	3.00%
329	Menchies	3,600	\$ 3,816.00	12/01/2021	11/30/2031	\$ 45,792.00	\$12.72	\$ 4.39	\$1,315.92	12/01/2026	3.00%
Totals		18,000	\$ 18,082.39			\$216,988.68	\$12.05		\$5,205.51		

Financial Analysis

Investment Analysis

Rent Income	\$216,989
Additional Rent	\$ 62,466
Less Vacancy (5%)	\$(13,973)
Misc Income	\$ 2,699
Total Income	<u>\$268,181</u>
Less Expenses	<u>\$ 75,155</u>
Net Operating Income	\$193,026

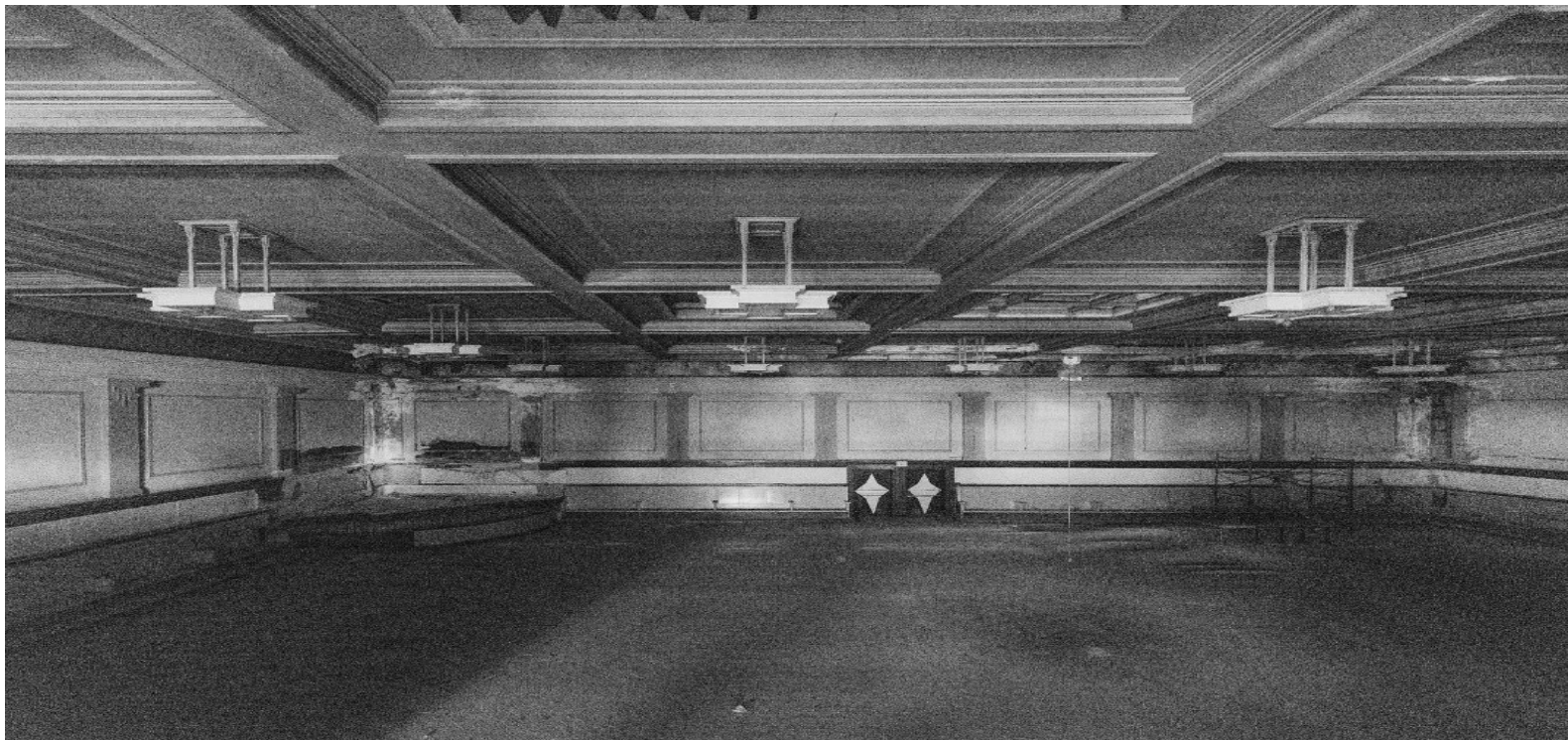
*Does not take into consideration the
16,528 SF in the 2nd level ballroom
upside opportunity





Upside Opportunity

The Berthana Dance Hall, built in 1915 in downtown Ogden is a beautiful preserved historic landmark brimming with character and potential. Once hailed as “the most beautiful ballroom in the West,” It hosted elegant dances, community events, and later became a beloved roller-skating rink throughout the mid 1900’s. Named after Bertha Eccles and Anna Dee, the Berthana embodies over a century of local heritage and charm. Its spacious open floor design and prime 24th Street location make it ideal for conversion into an event venue, entertainment space, restaurant, or creative business hub. With Ogden’s downtown revitalization underway, the Berthana offers buyers a rare opportunity to own a piece of Utah history while investing in a property rich with cultural appeal and modern potential.



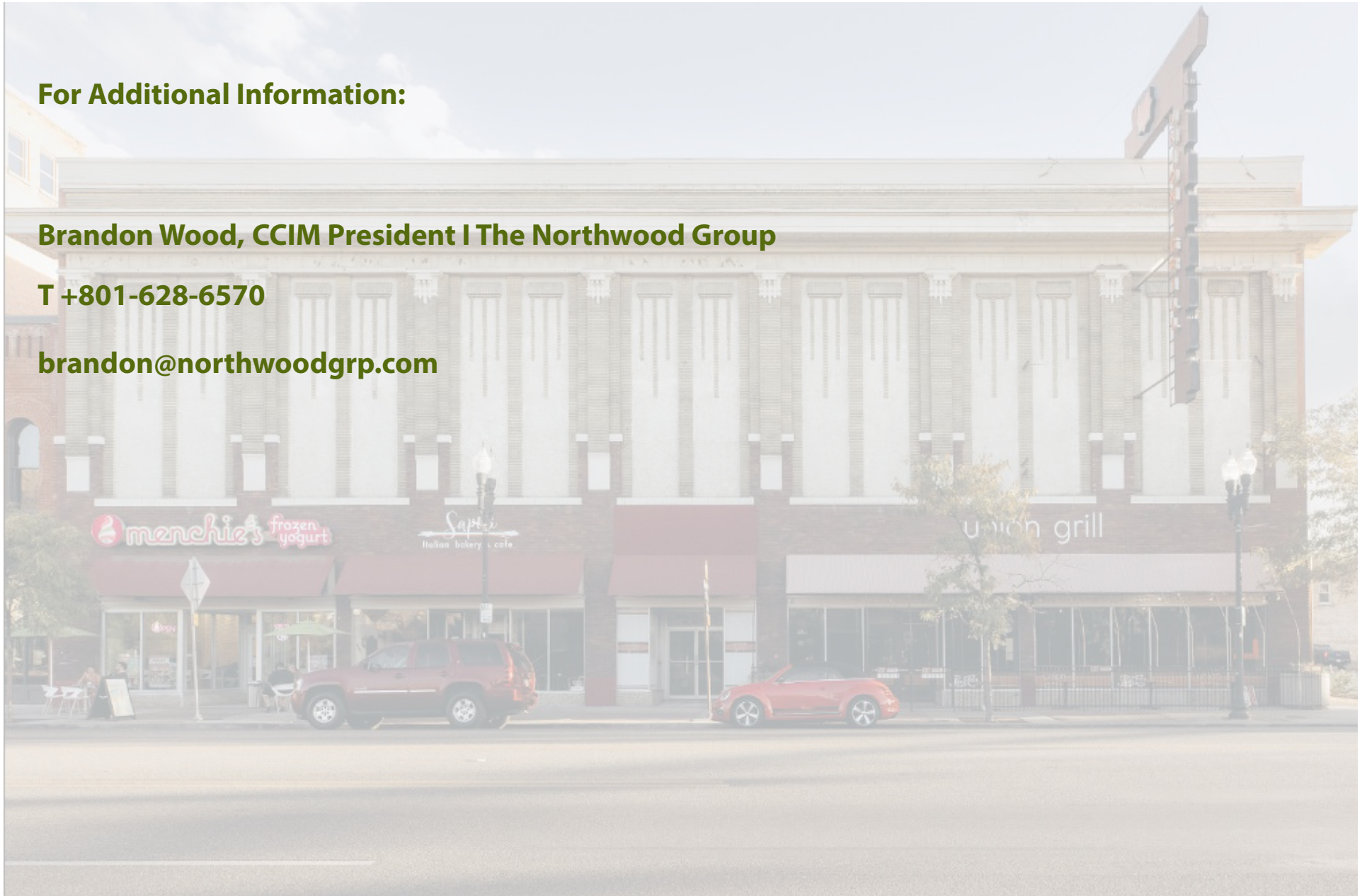
The property is being valued based “only” on Main Floor retail, creating a true upside opportunity for the 2nd level!

For Additional Information:

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