

OGDEN RETAIL BUILDING

COMMERCIAL INVESTMENT OR OWNER-OPERATOR

1580 S Washington Blvd, Ogden, UT, 84404



SKYLINE
REAL ESTATE GROUP

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**FULL SERVICE
REAL ESTATE BROKERAGE**

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INVESTMENT SUMMARY

PRICING

PURCHASE PRICE	\$958,000
RENOVATION (CAPEX) QUOTE	\$399,000
PRO-FORMA NOI	\$85,152
CAP RATE (INCLUDING CAPEX)	6.3%

PROPERTY INFORMATION

ZONED CP-2	Configure in 1 to 7 Spaces Residential ADU Use Allowed
LAND SIZE (AC)	0.33
YEAR BUILT	1942
RENO-READY ONLY STUDS REMAIN	
TOTAL ABOVE GROUND SQ FT	6,550

EXECUTIVE SUMMARY:

Incredible owner/operator or investor opportunity. Substantial work already completed on the property includes removing all walls, old plumbing, old electrical, and non-functioning systems. Studs remain, which currently divide the space into 6 separate units. The building could be easily reconfigured and used as one space, seven separate rentable spaces, or any number between.

The current configuration includes six spaces of the following approximate sizes: 1875sf, 1200sf, 975sf, 900sf, 650sf, and 625sf.

The property includes the beneficial use of a recorded cross-use parking agreement with a neighboring property, where the neighboring owner provides landscape maintenance for this property.

Sale includes two parcels: 02-053-0041 and 02-053-0009.

INVESTMENT HIGHLIGHTS:

- Strong Commercial Leasing Demand
- Corner Exposure with Heavy Traffic
- 10 Parking Stalls, Additional 14 on Cross-Use Parking Agreement, with Room for 1 Additional on Property
- Flexible Floor Planning
- Area Experiencing Growth and Rejuvenation
- New DR Horton Townhome Community Under Construction Just North of Property

PROPERTY OVERVIEW

LOCATION:

1580 and 1590 S Washington Blvd
Ogden, UT

NUMBER OF UNITS:

Currently six; one to seven possible

YEAR BUILT / REMODELED:

1942 / Ongoing

TOTAL SQUARE FOOTAGE

6,550

LAND OVERVIEW

APN #	ACRES	SF
02-053-0041	0.136	6,550
02-053-0009	0.19	N/A



PROPERTY PHOTOS



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