

AERIAL MAP

EXCHANGE ROAD / C AVENUE 605 W. EXCHANGE ROAD, OGDEN, UTAH



EXCHANGE ROAD / C AVENUE ASSEMBLAGE 605 W. EXCHANGE ROAD, OGDEN, UTAH

Price \$731,808.00



NEARBY TENANTS



EnableUtah



Hideaway Storage
Crux Solutions Electrical
HVAC

PROPERTY FEATURES

- **Total Land Area:** 1.12 Acres
- **Approximate Square Footage:** 48,787 SF
- **Number of Parcels:** 5
- 1,000 SF 2 bedrooms, 1 bath home and barn on property. Leases for \$800 per month.
- **Primary Frontage:** Exchange Road / C Avenue
- **Location:** Ogden, Weber County, UT

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,622	76,343	161,130
Household	1,382	26,175	54,403
Income	\$41,517	\$50,393	\$64,313

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PROPERTY HIGHLIGHTS

1. Five assembled parcels under coordinated ownership
2. Approximately **1.12 contiguous acres**
3. Visibility and frontage along Exchange Road
4. Access from C Avenue
5. Multiple parcel create flexibility for redevelopment
6. Established surrounding commercial, industrial, and residential uses
7. Potential for a variety of redevelopment concepts, subject to zoning and governmental approvals

POTENTIAL DEVELOPMENT USES

Potential uses to investigate may include:

1. Small-bay flex industrial
2. Contractor or service-commercial space
3. Warehouse/showroom development
4. Commercial or light-industrial owner-user facility
5. Multi-tenant industrial development
6. Self-storage or specialty storage, subject to applicable zoning requirements
7. Other redevelopment concepts permitted by Ogden City

DEVELOPMENT OPPORTUNITY

The assemblage provides an opportunity to reposition several smaller parcels into a single coordinated development site. The combined acreage creates greater flexibility for building placement, parking, circulation, landscaping, signage, and access than the individual parcels would provide independently.

All acreage figures are based on the parcel information provided and should be independently verified by survey, title work, and applicable governmental records. Development potential is subject to zoning, utilities, access, site-plan approval, and other governmental requirements.

