

INDUSTRIAL FOR SALE

13,525 SF SELF STORAGE INVESTMENT OPPORTUNITY

kwUTAH REALTORS
KELLERWILLIAMS



3272 Stephens Ave, Ogden UT 84401



PROPERTY DESCRIPTION

Approximately 13,525 SF self-storage investment property situated on 0.68 acres in Ogden. The asset consists of 86 total units across four buildings, providing stable in-place income in a product type that continues to benefit from population growth and strong demand for affordable storage throughout Northern Utah.

Located within Ogden's established commercial corridor, this property offers investors consistent cash flow with upside through rent optimization and operational efficiencies.

Unit mix includes:

* 10 units: 5' x 10' x 8'

* 10 units: 12' x 35' x 12'

* 66 units: 9' x 15' x 9'

PROPERTY HIGHLIGHTS

- 86 Storage Units
- Stable In-Place Income
- Value-Add Potential
- Prime Ogden Location

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	86 / 4 Buildings
Lot Size:	0.97 Acres
Building Size:	13,525 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	182	849	3,890
Total Population	552	2,534	10,939
Average HH Income	\$72,370	\$74,627	\$76,600

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS

Senior Associate - Regional Ambassador - CCIM

O: 385.247.9382

C: 801.907.1888

shadselmos@kw.com

KW COMMERCIAL

1265 E Brickyard Road Suite 500
Salt Lake City, UT 84106

Each Office Independently Owned and Operated

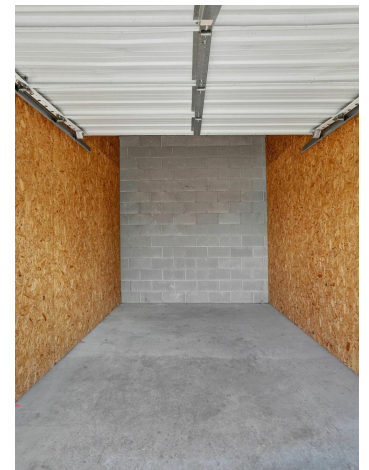
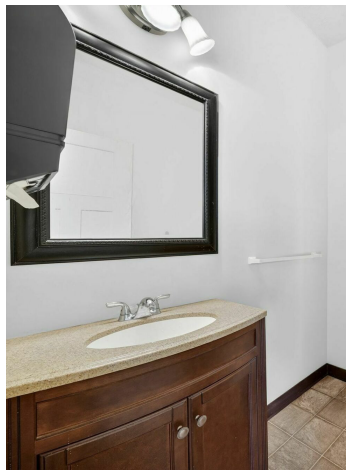
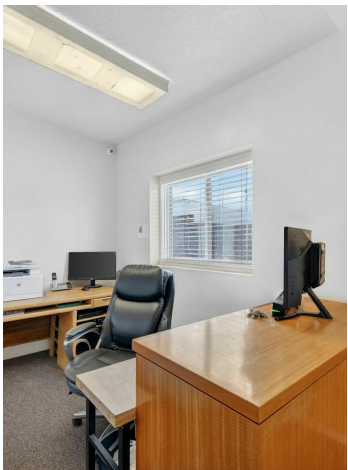
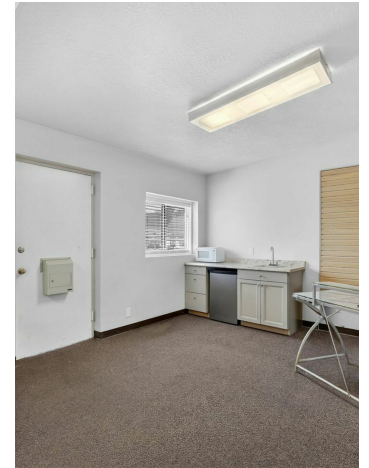
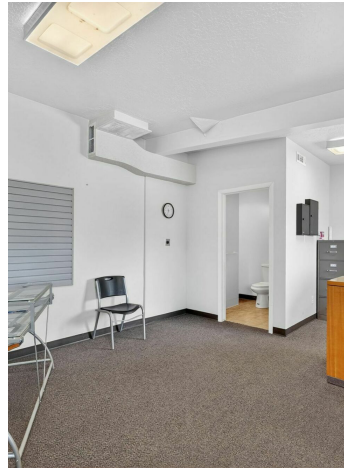
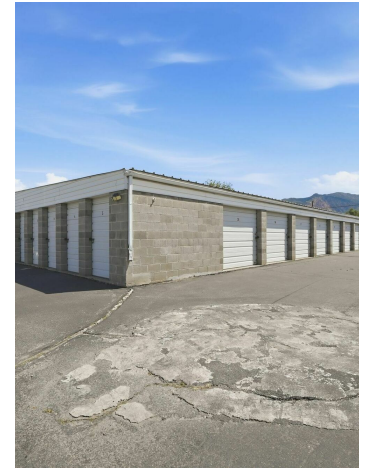
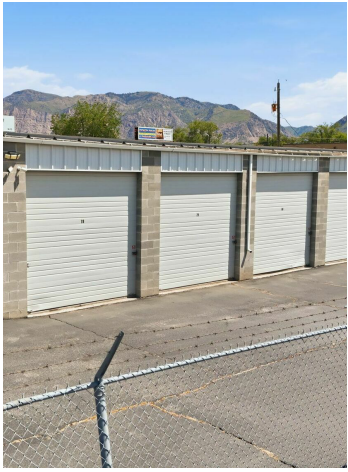
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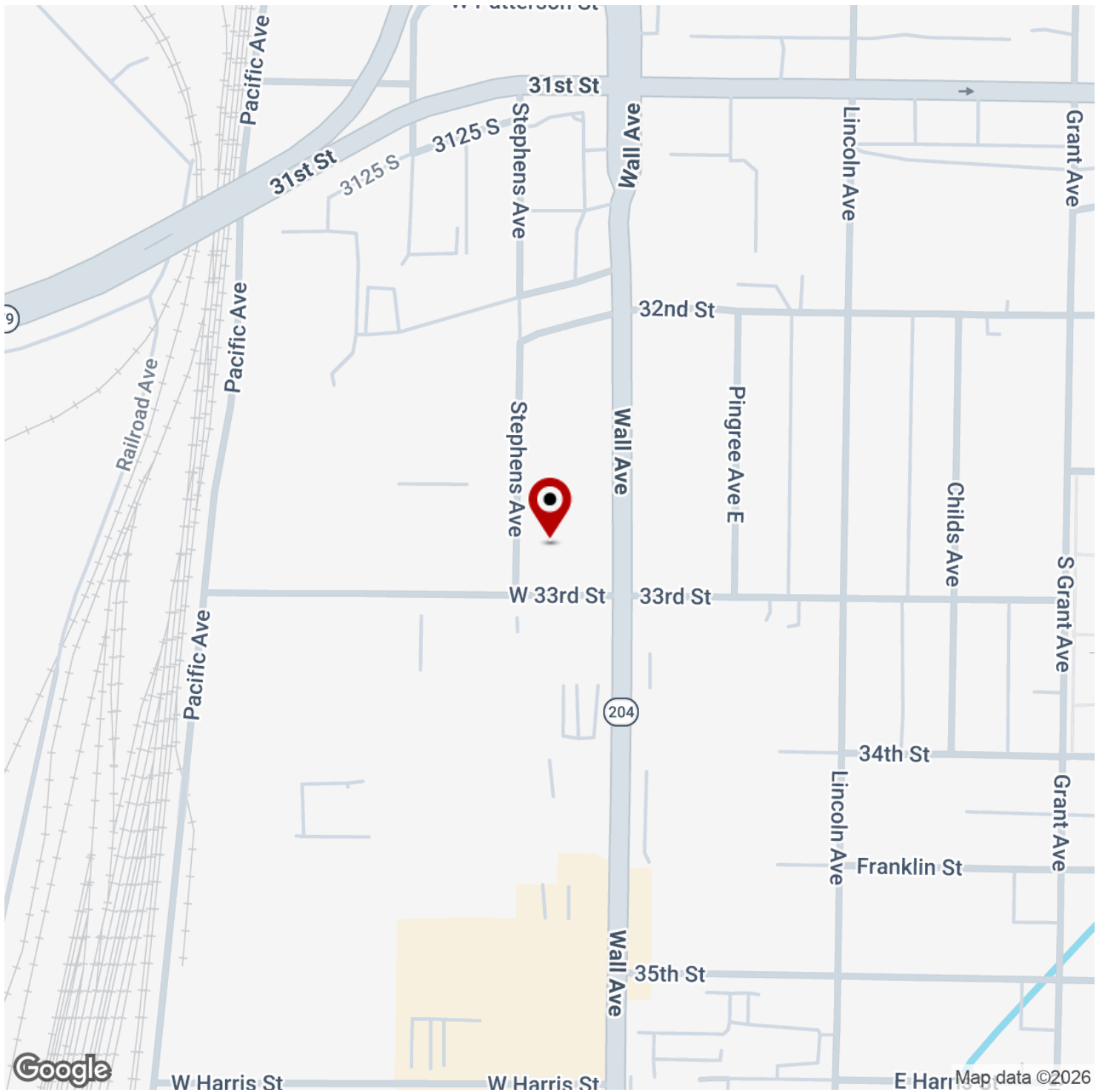
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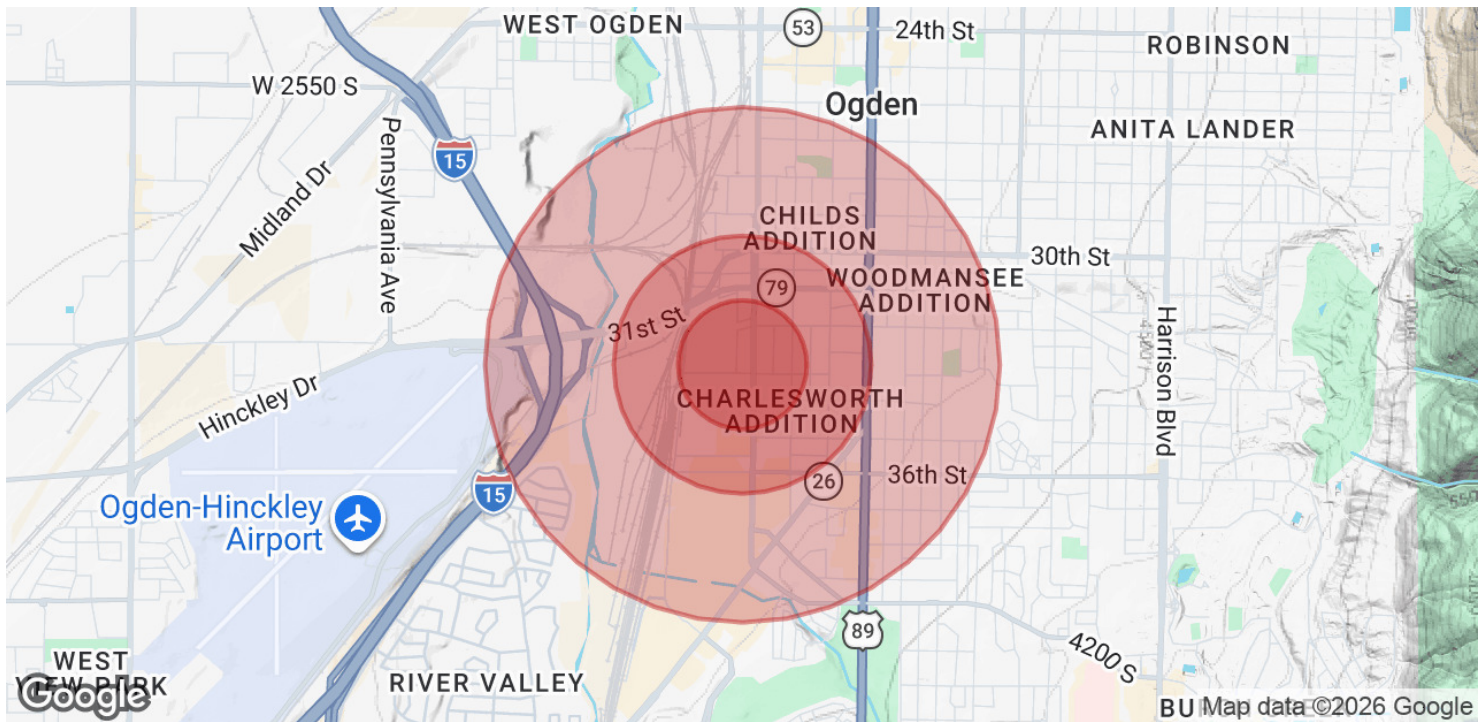
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	552	2,534	10,939
Average Age	30.7	31.4	30.5
Average Age (Male)	29.3	31.8	31.1
Average Age (Female)	39.4	34.7	30.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	182	849	3,890
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$72,370	\$74,627	\$76,600
Average House Value	\$235,536	\$255,782	\$279,811

2023 American Community Survey (ACS)

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