



FOR SALE – PRIME AUTO ROW REDEVELOPMENT
 OWNER-USER OPPORTUNITY WITH SELLER
 FINANCING AVAILABLE
 Wall Avenue Frontage | Near I-15 Access
 \$1,950,000.00 | 3500 SF. Building | .78 Acre



Positioned in the core of Ogden’s established Auto Row, this high-exposure commercial property presents a rare opportunity for owner-users, investors, or developers seeking strong traffic counts, brand adjacency, and flexible use potential. Strategically located on Wall Avenue, the site sits adjacent to **Autocity** and near **Young Ford**, placing it in the center of one of Northern Utah’s most recognized automotive corridors. The property benefits from immediate access to **Interstate 15**, providing seamless regional connectivity and exceptional visibility to daily commuters.

Property Highlights

- Prominent Wall Avenue frontage with strong daily traffic counts
- Located within Ogden’s established Auto Row retail corridor
- Recently renovated building with modernized interior finishes
- Roll-up bay door for vehicle pull-in (ideal for detailing, light service, customization, or shop work)
- Ample on-site parking and display capacity
- Flexible commercial zoning (verify with city)

Ideal Uses

- Independent auto dealership or specialty vehicle sales
- Service/detailing/custom shop
- Equipment or recreational vehicle sales
- Retail showroom
- Redevelopment opportunity for fast-food or quick-service restaurant with drive-through potential
- Pad development or repositioning opportunity

The combination of high visibility, strong neighboring national dealerships, and adaptable building improvements makes this property suitable for both immediate occupancy and long-term redevelopment upside.

This is a rare chance to secure a position in one of Ogden’s most trafficked commercial corridors with proven automotive synergy and alternative retail potential.

For pricing, financials, or to schedule a private tour, contact the listing broker.

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