

MADISON 23

Adaptive Reuse & Residential Development
Opportunity

705 23rd St Ogden, UT 84401



Investment Realty
ADVISORS

PORTER CRIDDLE

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For Sale | \$1,150,000

PROPERTY SUMMARY

**PROPERTY DESCRIPTION**

SELLER FINANCING AVAILABLE! Motivated and flexible seller. Unique opportunity with multiple potential uses. Property is zoned R-3EC and was formerly operated as a church/religious facility. Potential uses include continued religious/institutional use or possible multifamily/townhome/LIHTC redevelopment with potential for approximately 18–20 units. Owner previously received conditional use approval for medical/professional office use.

Seller is open to creative terms, including SELLER FINANCING, and will also consider flexible LEASE OPTIONS for a qualified tenant. Short-term, below-market lease structure may be available.

Seller's preference is to sell and is willing to consider a variety of deal structures. Contact listing agent for additional information, zoning details, lease terms, seller-financing options, and property tours.

PROPERTY HIGHLIGHTS

- Zoned R-3EC

OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	0.92 Acres
Building Size:	20,154 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,186	2,964	8,253
Total Population	2,678	6,673	19,666
Average HH Income	\$49,754	\$57,293	\$68,851

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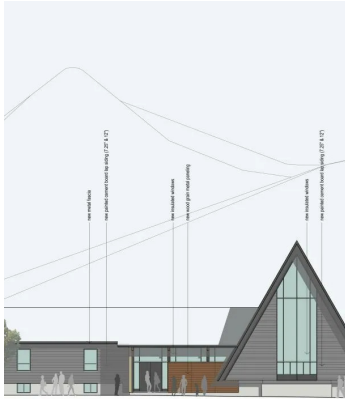
Investment Realty Advisors
 411 W 7200 S, Suite 201, Midvale, UT 84047

ZONING DESCRIPTION

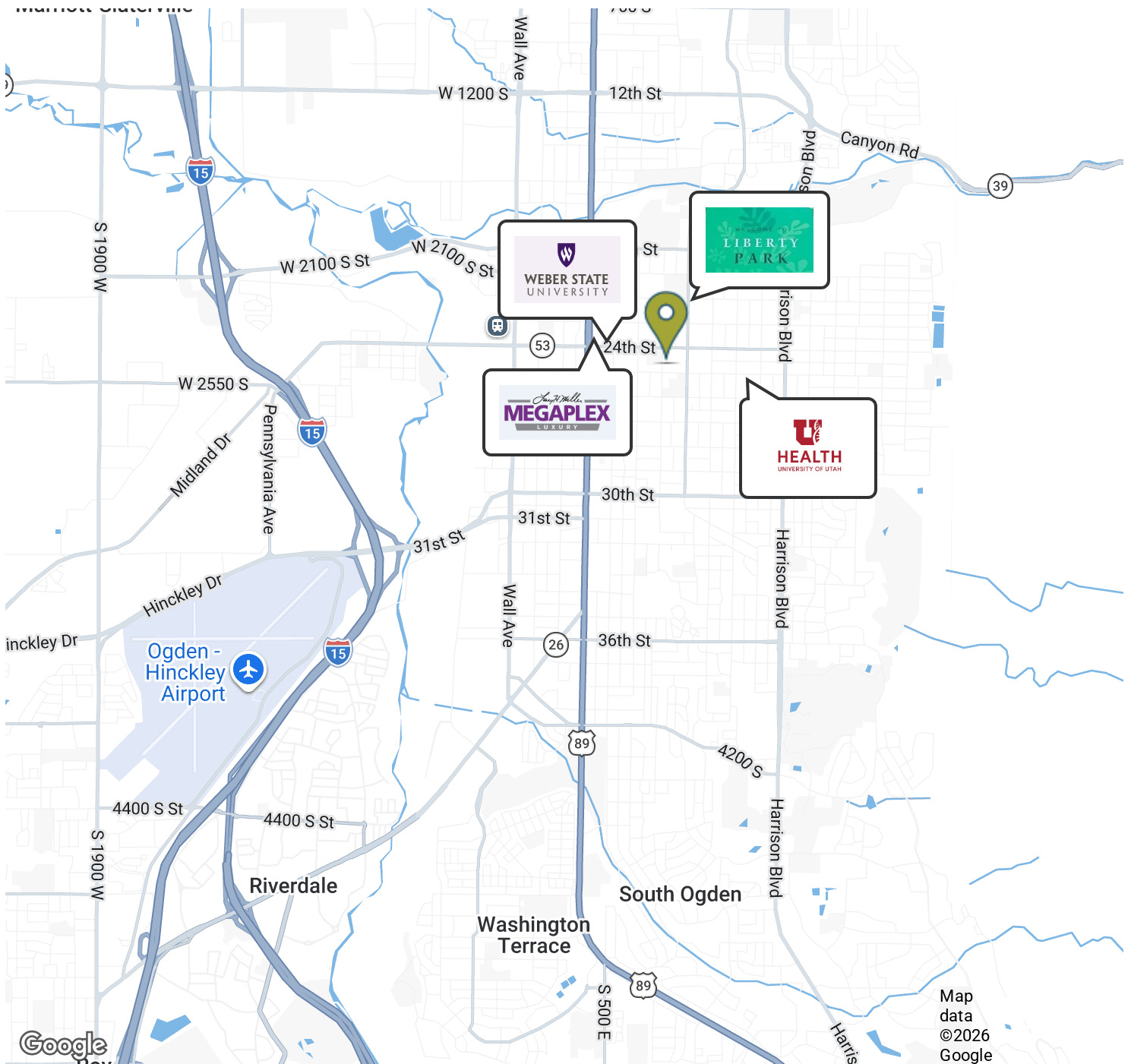
**ZONING DESCRIPTION**

Zoned R-3EC (Multiple-Family Residential – East Central), the property offers flexibility for a range of residential uses, including multi-family development. The property has also received a Conditional Use Permit for a medical/professional building, demonstrating City support for non-residential use in this location. Buyers to verify permitted uses, density, and the status or transferability of the CUP with Ogden City.

ADDITIONAL PHOTOS



LOCATION MAP



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