



OFFICE/RETAIL BUILDING WITH WAREHOUSE

3625 HARRISON BOULEVARD, OGDEN, UTAH 84403

\$146/SF!!



PROPERTY INFORMATION

High-visibility office, warehouse, and flex building in Ogden - 51,345 SF on 2.36 acres adjacent to Weber State University, with frontage on Harrison Blvd., Brinker Ave., and 37th Street and easy access from US-89 and Washington Blvd.

The building offers ~27,898 SF of office space across two levels (executive offices, conference rooms, open floor plan, and upper-level flex storage) plus ~23,447 SF of warehouse/shop/flex space. Clear heights 10–22 ft. Infrastructure includes 3-phase/2,000-amp electrical, four 10x14 grade-level overhead doors, one 10x12 dock-high door, wet sprinklers, elevator, and full security system.

The site provides ~90 parking stalls and monument signage on Harrison Blvd., with additional street parking on Brinker and 37th. CP-2 zoning supports office, retail, service, and flex commercial uses; warehousing is grandfathered.

Built 1955, remodeled 1993, extensively updated 2023–2025. Two month-to-month tenants in place. Ideal for an owner-user, investor, or redevelopment group.

- **Ample Parking: (93) Parking Stalls**
- **Overall bldg SF: 51,345 sqft**
- **Tax IDs: 05-068-0005, 05-068-0001, and 05-068-0002.**
- **Measurements provided**

PURCHASE PRICE: \$7,499,900

SELLER FINANCING AVAILABLE

801.623.9552

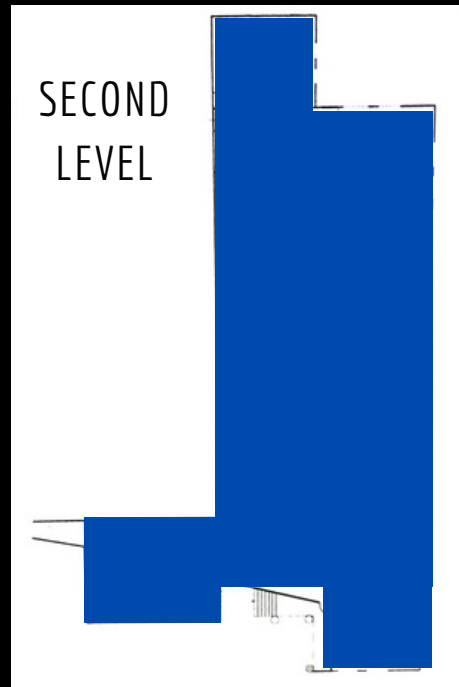
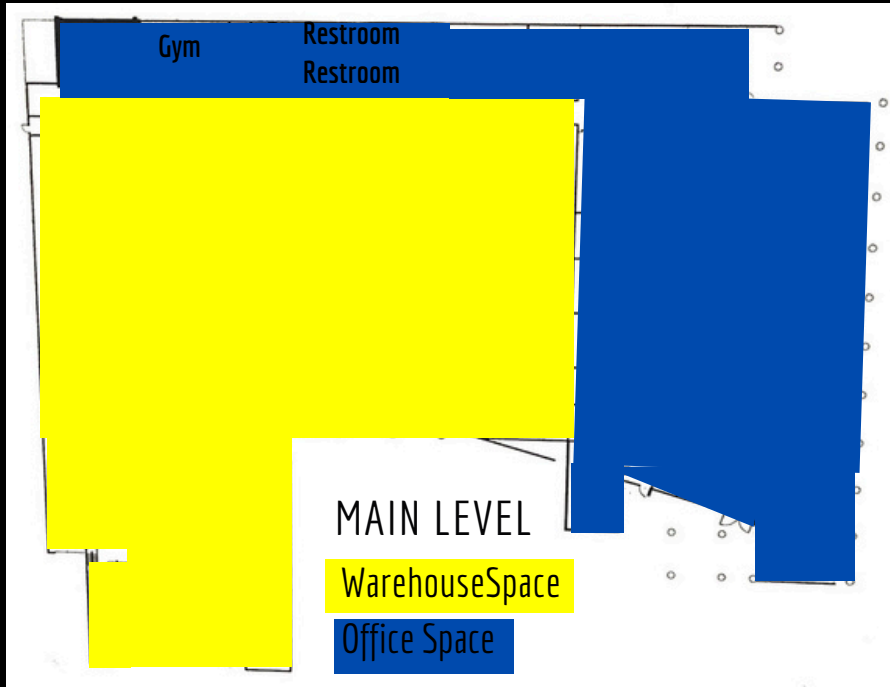
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The above information while not guaranteed, was obtained from sources we believe to be reliable.

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