

MLS# 2084263 Presented By: Chad R. Hill 801-773-1777

Status: ACTIVE
Sale Price: \$3,800,000
DOM: 2
Tax ID: 05-139-0048
Address: 3745 S 250 W
NS/EW: 3745 S / 250 W Est. Taxes: \$31,688
City: Ogden, UT 84401
County: Weber
Proj/Subdiv:
Zoning Code: CP-3



Year Built: 1974 CAM Fees: Const. Status: Blt./Standing
Traffic Count: Business For Sale?: No Sublease From:
Building Class: B Bus. Name: Acres: 0.96 Sublease To:

Retail

Tot Building Sq Ft: 18,700 Min Sq Ft Avail: 18,700 Max Sq Ft Avail: 18,700

of Suites Avail: 2

Retail Inclusions:

- Accessibility:** Audible Alerts; Automatic Doors; Visible Alerts
- Const./Cond.:** Brick
- Culinary Water:** Connected
- Cust. Visibility:** Road Traffic; Walk-In Traffic
- Ext. Special Features:** Paved Parking; Storage Yard
- Floor Coverings:** Concrete
- Int. Special Features:** Alarm: Fire; Alarm: Security; Comm. Wiring; Floor Drains; Mezzanine: Retail
- Land Condition:** Curb & Gutter; Paved; Terrain: Flat
- Offering Type:** Sale
- Roads/Trans.:** Asphalt; Bus Service; Commuter Rail; Road: Paved; Sidewalk
- Roof:** Flat; PVC
- Sewer:** Connected; Public
- Site Description:** Owner Occupied
- Terms:** Cash; Commercial Fin. Req.
- Utilities:** 240 V 3 Phase; Gas: Natural
- Window Cov:** None
- Has Solar?:** No

Listing

Courtesy of: Golden Spike Realty

Remarks: Great opportunity. Anchored by Newgate Mall. Located next to theater and food court entrance which provides consistent auto and foot traffic. Currently occupied by Young Power Sports (previously Newgate Honda). Many years of continual operation with established retail traffic and recognition.--