



PROPERTY INFORMATION

- 5,420 SF FREESTANDING OFFICE BUILDING
- RECENTLY REMODELED
- DRIVE THRU AVAILABLE
- SITE SIZE: 0.36 ACRES
- AMPLE PARKING
- LOCATED ON A SIGNALIZED CORNER
- CENTRALLY LOCATED
- EASY ACCESS TO I-15

FINANCIAL HIGHLIGHTS

- SINGLE TENANT 100% OCCUPIED
- LEASE EXPIRATION DATE: MAY 31, 2029
- NET OPERATING INCOME: \$72,000.00
- CAP RATE: 8%
- PURCHASE PRICE: \$895,000.00

TRAFFIC COUNTS

30th Street : 26,425 Annual Average Daily Traffic
Grant Avenue : 15,406 Annual Average Daily Traffic

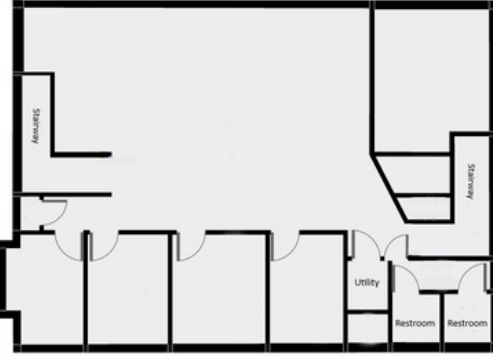
801.617.1706

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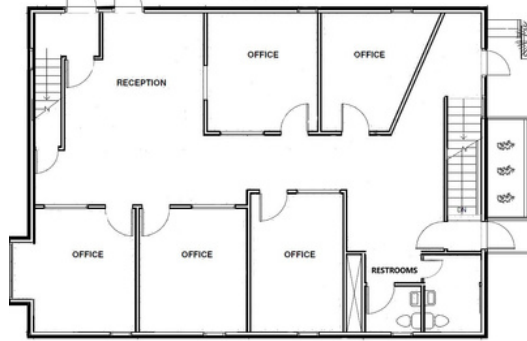
FULLY LEASED OFFICE INVESTMENT OPPORTUNITY

3003 GRANT AVENUE, OGDEN, UTAH 84403

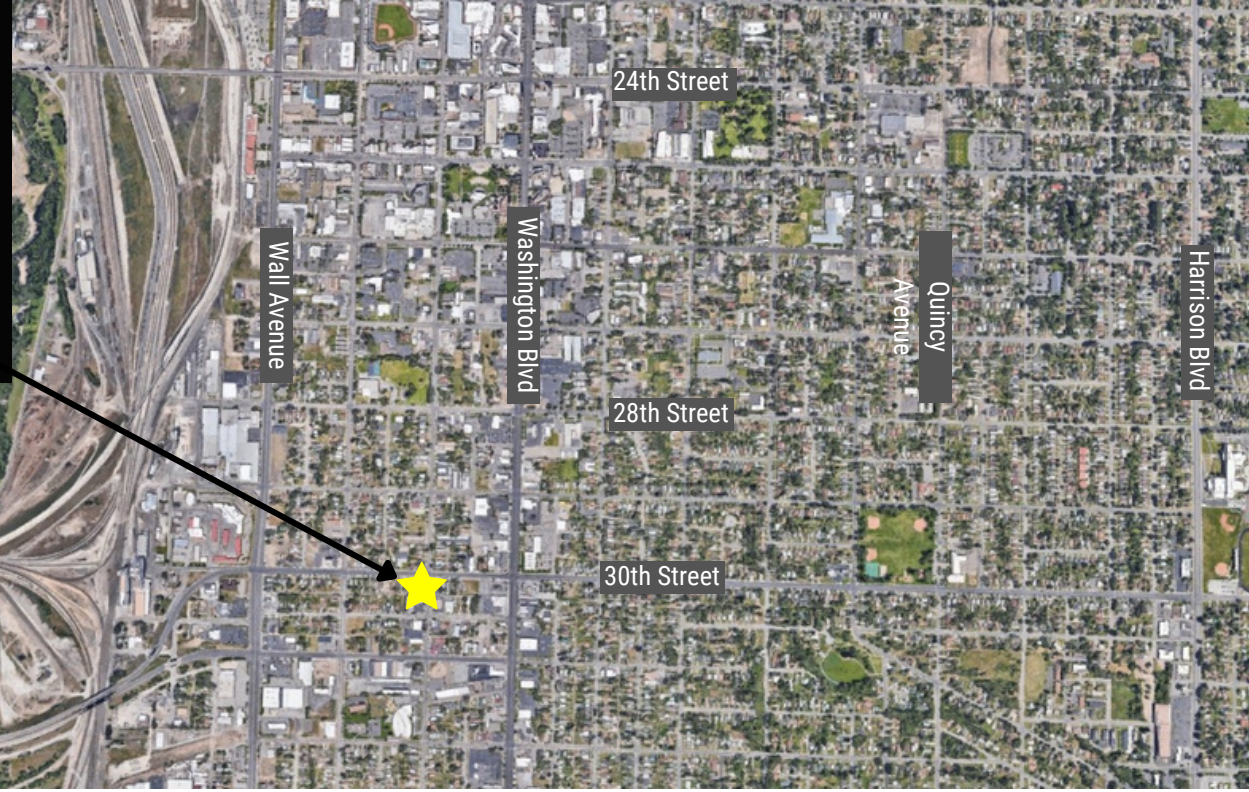
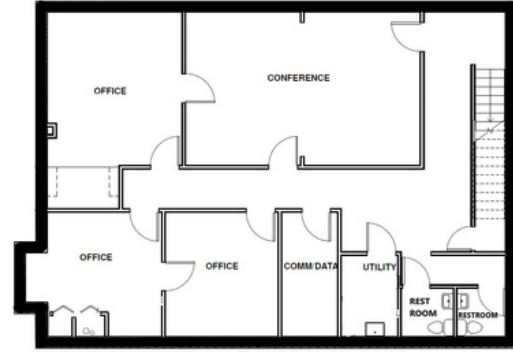
SECOND LEVEL



MAIN LEVEL



LOWER LEVEL



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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