



Professional Business Park with 100% occupied office building and 2 building pads ready for development.

Property Highlights

- Building 1: 4,192 SF with 4 office/lab suites; fully-leased; NOI \$28,200
- Building Pads: Two 2096 SF footprints that include footings and stubbed utilities
- Upside opportunity to raise rents to market rate and to develop 2 building pads
- Excellent location on busy Washington Blvd in North Ogden - ADT: 22,385
- Acres: 0.73
- Sales Price: \$708,000



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FOR SALE

Coldwater Business Park

2284 North 400 East, North Ogden, Utah



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