

**- FOR SALE -
SELLER FINANCING AVAILABLE**



PROPERTY INFORMATION

- (3) Retail Buildings Totaling ±66,255 SF
 - ±52,124 SF Main Building
 - 5,036 SF Multi Tenant Strip
 - 9,095 SF Multi Tenant Strip
- Zoned CP-3; Possible Multi-Family Use
- Site Size: 5.61 Acres Total
- Ample Parking
- Pylon Signage Available
- High Visibility on Washington Blvd.
- Excellent Opportunity for Investment or Development
- Located on a Corner Signalized Intersection
(Contact Agents for Rent Roll Details)

SALE PRICE: \$5,500,000.00 - SELLER FINANCING AVAILABLE

801.617.1702 | WEST HARADIN | west.haradin@crcnationwide.com

801.617.1707 | CRYSTAL JOHNSON | crystal.johnson@crcnationwide.com



COMMERCIAL REAL ESTATE CONSULTANTS

120 NORTH WASHINGTON BLVD., OGDEN, UTAH 84404



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.

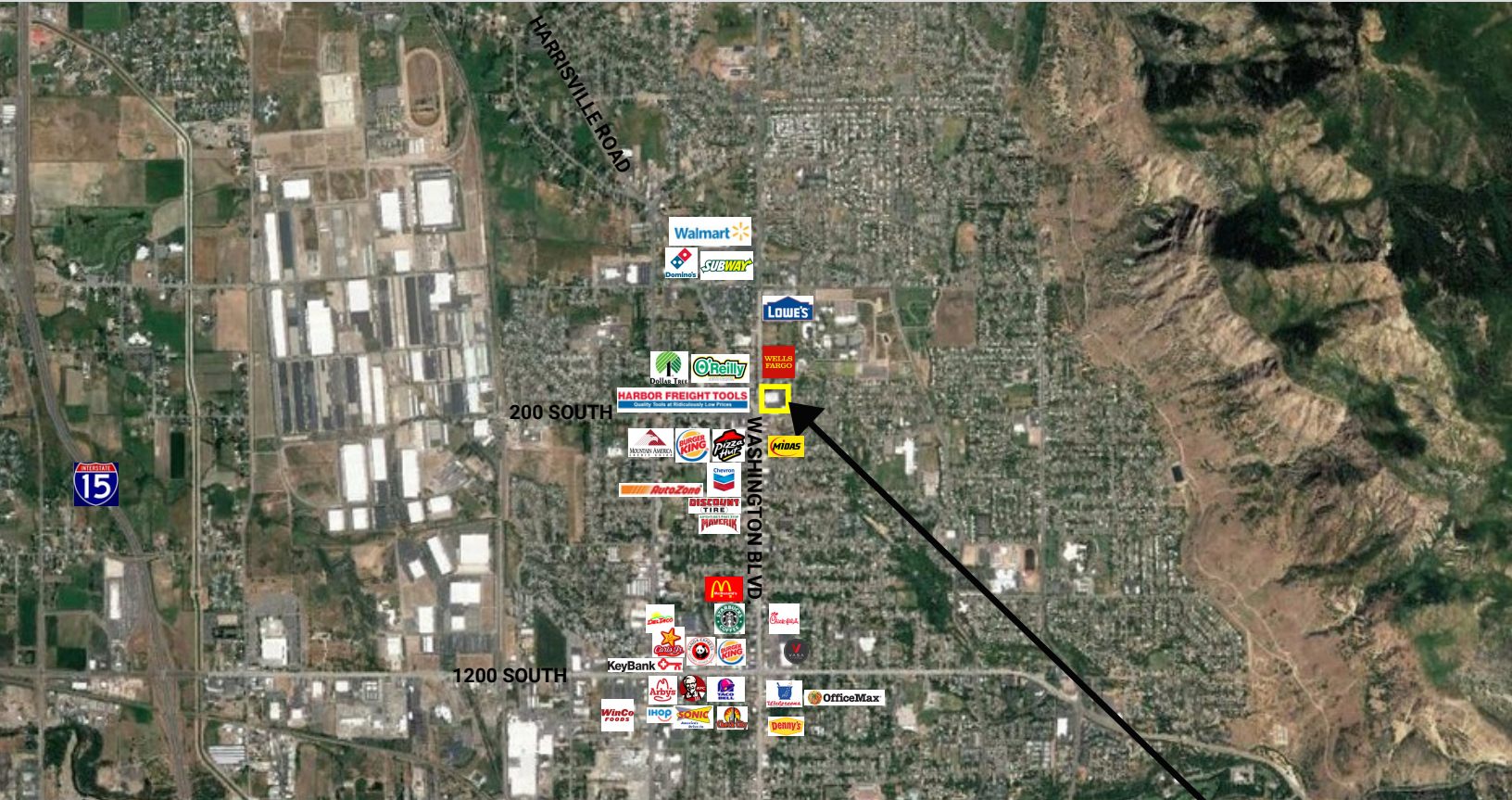
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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	15,862	68,204	134,728
Households	5,585	24,001	46,206
Avg. Household Income	\$41,851	\$48,563	\$56,063

TRAFFIC COUNTS

Washington Blvd.: 23,992 Annual Average Daily Traffic

2nd Street: 20,692 Annual Average Daily Traffic



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