FOR SALE

Retail/Office/Warehouse 3144 Grant Avenue / Ogden, UT 84401



#### 12,000 SF Retail/Office Warehouse for Sale

#### **Property Highlights**

- Showroom/office: Approx. 2,818 SF
- Building Area: 12,000 SF as per Weber County

9.200 SF

- Warehouse:
- Land area: 0.9 acres
- Ceiling height: 10.5'
- Doors: (1) 10' by 10' ground level
- Power: 120/240 three phase

• Zone:

Construction:

CP-3

- Masonry with clear span pre-stressed concrete roof system
- Parking: 23 striped. Additional paved area available to accommodate additional parking
  - Price: \$600,000
- This property is also offered for lease. Call for details

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**GRANT AVE** 

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#### **Floor Plan**

	150'	50'
60'	WAREHOUSE 12,018 SF	OFFICE

#### **Aerial**



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