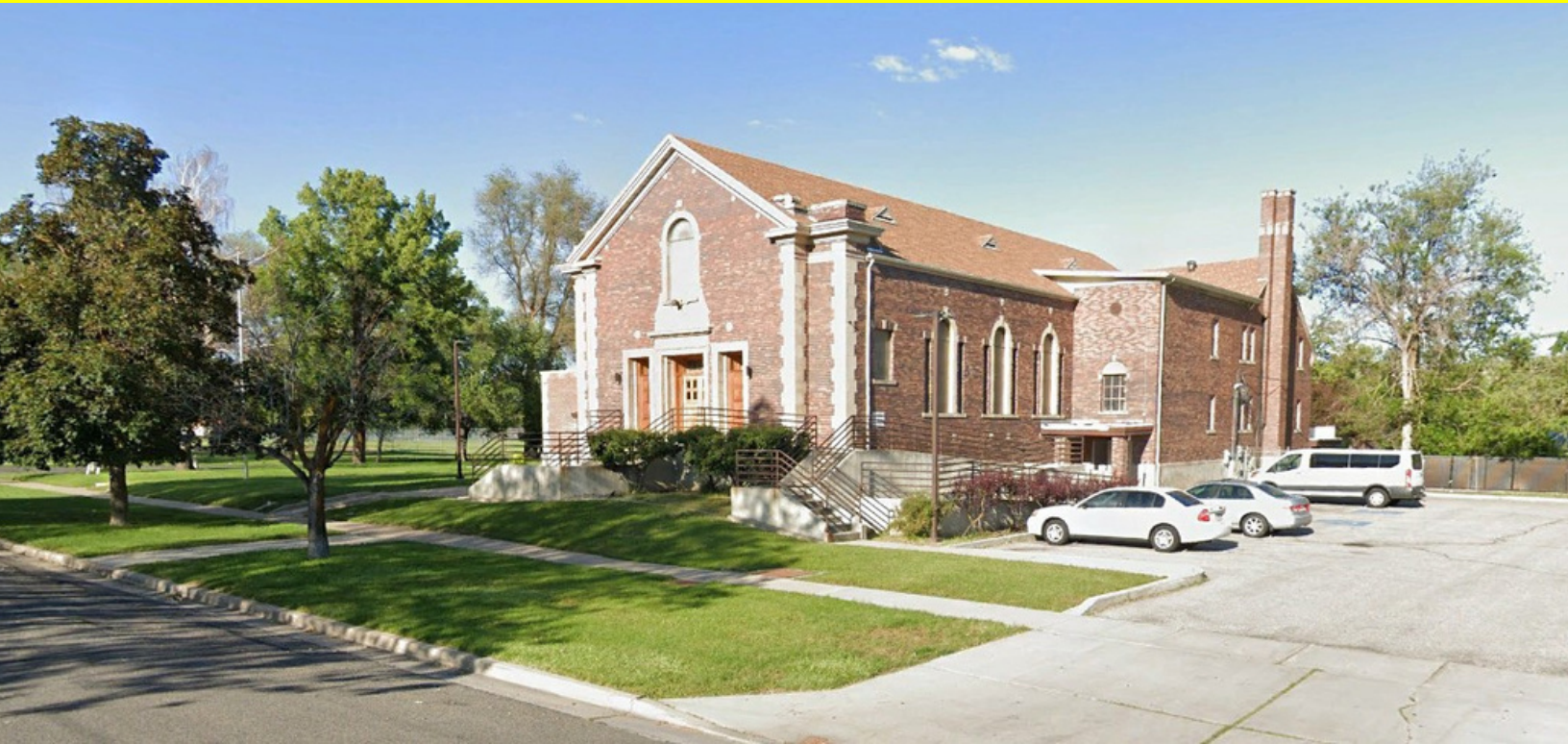




# CHURCH/SCHOOL AVAILABLE FOR SALE IN OGDEN

2873 QUINCY AVENUE, OGDEN, UTAH 84403

**PRICE REDUCTION! | SELLER FINANCING AVAILABLE**



## PROPERTY INFORMATION

- 23,800 SF REMODELED CHURCH/SCHOOL
- SITE SIZE: 1.31 ACRES
- (1) KITCHEN & (1) 14' X 14' STORAGE SHED
- ABUNDANT PARKING
- ZONING: R-1-5
- RESIDENTIAL DEVELOPMENT OPPORTUNITY:  
APPROVED FOR UP TO 11 SINGLE FAMILY  
HOMES BUILT ON SITE
- CENTRALLY LOCATED
- ACROSS THE STREET FROM MONROE PARK
- EASY ACCESS TO I-15

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	19,266	73,449	137,078
Households	8,395	29,324	52,449
Avg. Household Income	\$45,974	\$48,870	\$56,276

## TRAFFIC COUNTS

30th Street : 9,500 Annual Average Daily Traffic  
 Harrison Blvd : 34,000 Annual Average Daily Traffic

**PURCHASE PRICE REDUCTION! : from ~~\$2,000,000.00~~ to \$1,450,000.00**  
**SELLER FINANCING AVAILABLE**

**801.617.1707**

**CRYSTAL JOHNSON**  
 crystal.johnson@crcnationwide.com



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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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