

2023 WALL AVENUE OGDEN, UTAH



COMMERCE
REAL ESTATE SOLUTIONS • COMRE.COM
INDEPENDENTLY OWNED AND OPERATED

2.02 ACRES

FOR SALE - **PRICE REDUCED!**

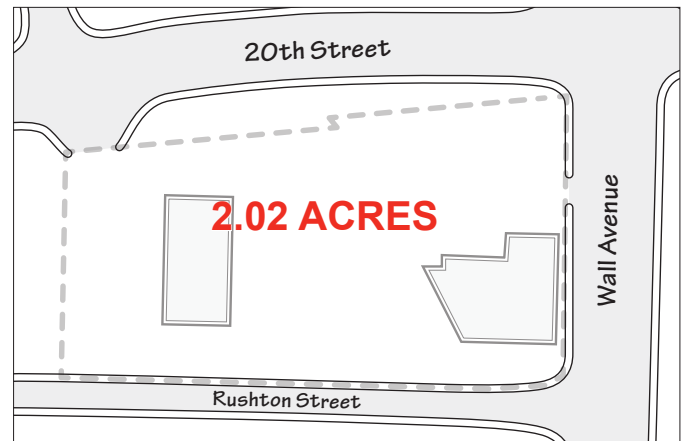
FORMER COMFORT SOLUTIONS H/AC



PROPERTY FEATURES

GREAT DEVELOPMENT OPPORTUNITY
NEXT TO NEW WAL-MART SUPERCENTER.

- 2.02 acres
- High exposure retail site (25,326 ADT)
- 240' frontage on Wall Avenue
- Signalized intersection
- 2 existing buildings on property:
7,200 SF & 5,500 SF
- Pylon signage on Wall Avenue
- Great Development opportunity for
drugstore, restaurant, strip center, etc....
- **For Sale** ~~\$1,390,000 (\$15.80 PSF)~~
\$1,340,000 (\$15.22 PSF)



For more information, please contact:

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Ogden, Utah

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