

Wall Ave Investment Office & Drive-Thru

3789 Wall Ave
Ogden, UT 84405

Investment Offering

NAIPremier

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Artie Lucero

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Property Overview

INVESTMENT SUMMARY

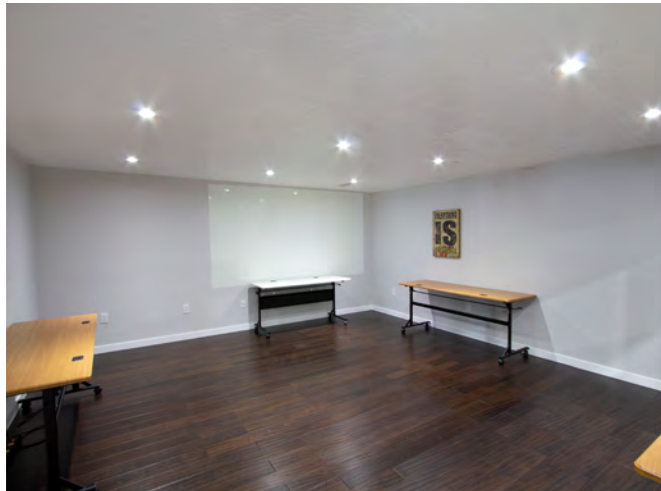
Price	\$2,100,000.00
Occupancy	100%
Built/Remodeled	1968/2021
Office Square Footage	7,200
Pad Square Footage	20,000
Total Land Area	Approx. 1.13 AC
Property Type	Office / (Potential) Retail

HIGHLIGHTS

- Zoned for a drive-thru
- High traffic
- Ample parking
- Newly renovated inside the building
- Will deliver pad with sale

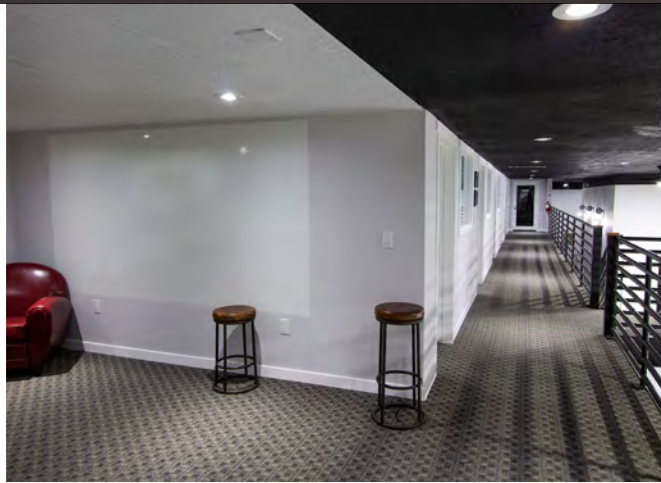
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Property Photos - Office

Wall Ave Investment
3789 Wall Ave | Ogden, UT 84405





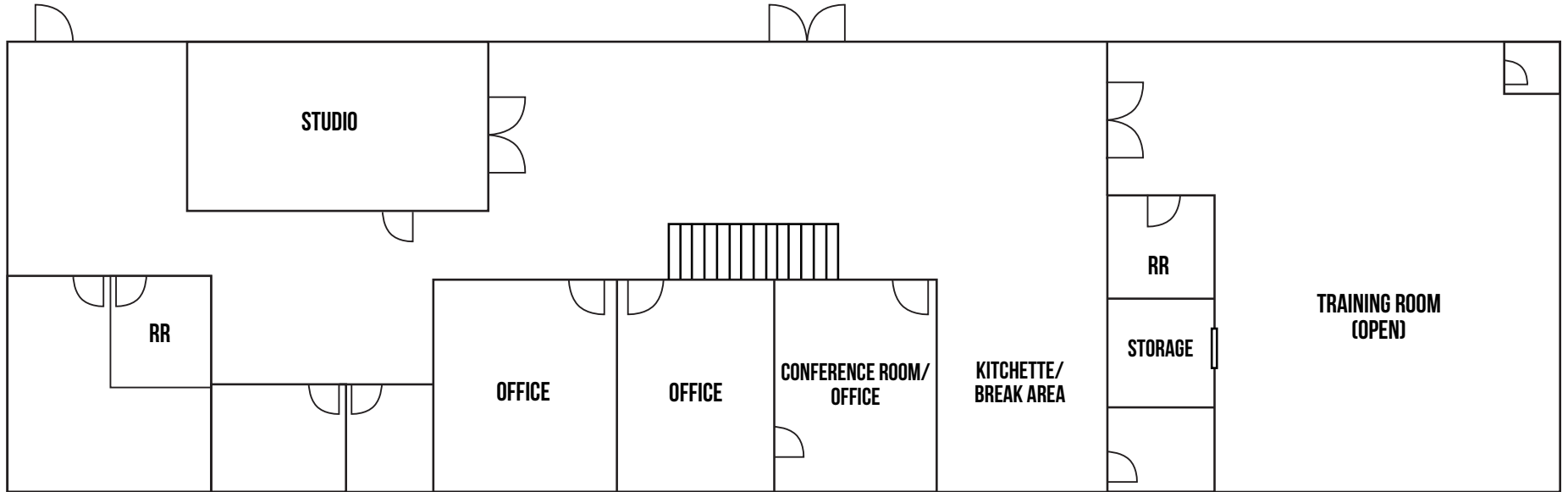
INSTITUTE FOR
AUTOMOTIVE
BUSINESS EXCELLENCE

The Institute for Automotive Business Excellence is a nationally respected company that guides business owners to achieve profitable and sustainable success in this industry through proven strategies, and best practices. Our mission at the Institute is to improve the quality and accessibility of

business education while reducing the cost. We do this by taking advantage of multiple tools, small seminars, phone consultation, concept classes and webinars just to name a few. Our unique business structure allows us to deliver quality education for much less than traditional models.

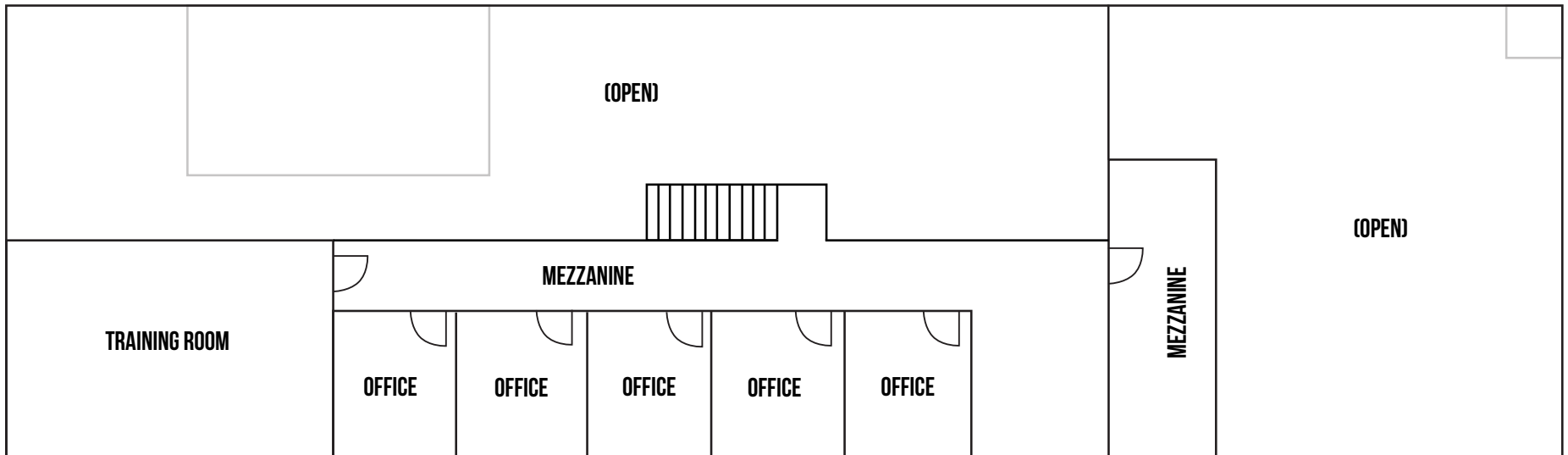
<https://www.wearetheinstitute.com/>

MAIN FLOOR



NOT TO SCALE

UPPER FLOOR



NOT TO SCALE

Site Plan

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NEWGATE MALL



WALL AVE

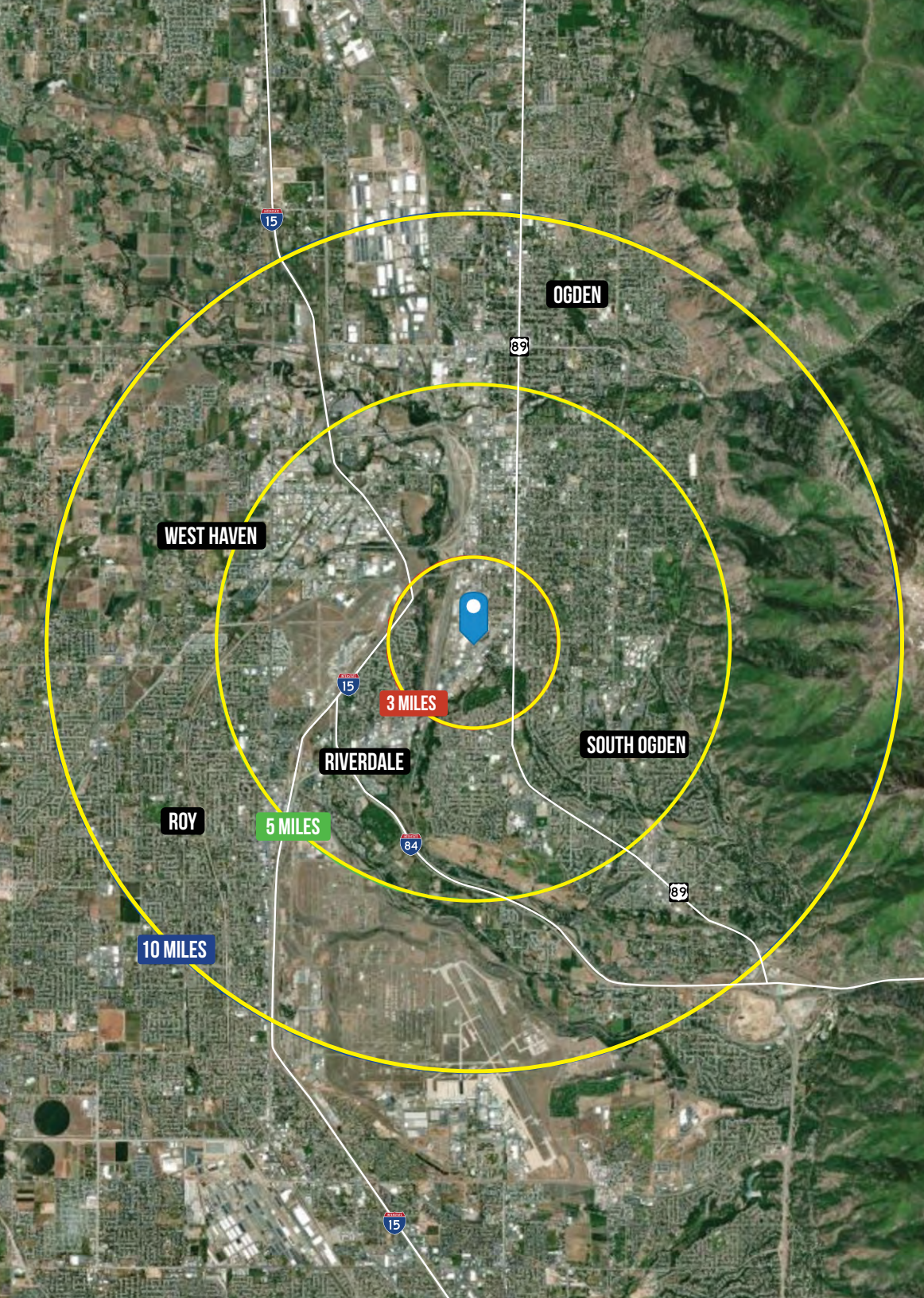
17,000 AADT



Amenities Map

Wall Ave Office Building
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DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION

2022 EST	9,642	86,650	176,002
2027 PROJ	9,998	89,751	181,541

HOUSEHOLDS

2022 EST	3,137	32,386	62,786
2027 PROJ	3,269	33,699	64,995

INCOME

2022 AVG	\$92,105	\$98,367	\$104,183
2022 MED	\$77,604	\$76,515	\$80,675

Source: Esri 2022

TRAFFIC COUNTS

Wall Ave - **17,000 AADT**

I-15 - **118,000 AADT**

SR-89 - **30,000 AADT**

For more information, please contact

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