

# *For Sale*



- 3325 SF Warehouse/Retail
- 2 Overhead Doors
- Concrete Building
- .29 Acre Lot
- 1050 SF Office/Retail
- 2275 SF Warehouse
- Year Built 1968
- 10 Parking Stalls



**ADVANTAGE**  
**REAL ESTATE**  
G. NORMAN GEORGE  
*And Associates*



**G. Norman George**  
**Principal Broker**  
**(801)589-5050**



MLS# 1456699

Tour/Open: None Status: Active  
Sale Price: \$399,000 Orig Sale Price: \$485,000  
CDOM: 99 List Date: 06/08/2017  
DOM: 99  
Tax ID: 05-121-0020 • History  
Address: 170 36th  
NS/EW: 3600 S / 136 E Taxes: \$2,983  
City: Ogden, UT 84405  
County: Weber Proj/Subdiv:  
Area: Ogdn; W Hvn; Ter; Zoning Code:  
Rvrld



Year Built: 1968 CAM Fees: Const. Status: Blt./Standing  
Traffic Count: Business For Sale?: Sublease From:  
Building Class: Bus. Name: Acres: 0.29 Sublease To:  
**Retail**  
Tot Building Sq Ft: 3,325 Min Sq Ft Avail: 0 Max Sq Ft Avail: 0  
# of Suites Avail:  
Retail Inclusions:

Offering Type: Sale  
Parking: 10 total stalls;  
Power: Single Phase  
Remarks: Great potential on this retail/warehouse space. 1050 Office with 2275 in Warehouse. Sits right on 36th St. Seller Financing available

Agt Remarks:

Contact: Julie Johnson Owner: Contact Type: Agent Owner Type:  
L/Agent: G. Norman George Email: norman.george@utah4sale.com Ph 1: 801-393-5007 Ph 2: 801-698-0249  
L/Office: G Norman George Advantage Real Estate Ph: 801-393-5007 Cell: 801-589-5050  
L/Broker: G. Norman George Ph: 801-393-5007 Fax: 801-393-3080  
BAC: 3% Dual/Var: No List Type: ERS  
Comm Type: Gross Withdrwn Dt: Off Mkt Dt: Exp Dt: 06/08/2018

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