

# 470 24TH ST

470 24th St Ogden, UT 84401  
Three Second Floor Spaces Available Now-  
5/1/2024



Investment Realty  
ADVISORS

## **ALLISON LARSEN**

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*530 - 1,365 SF Of Retail Space*



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Office/Retail space available for lease at 470 24th St. Located off of busy 24th st in the heart of downtown Ogden! Close to everything! Owner/Agent

## AVAILABLE SUITES

Suite 205 is a 730 square feet charming office space with fresh paint throughout the 2 private offices with new LVP flooring, a private bathroom and lovely kitchenette. Natural light pours into this space adding to its appeal! Available now!

Suite 204 is a 530 square feet charming office space which includes an open concept work area, private bathroom and kitchenette with double sinks! A large storage closet and cabinets in the kitchenette provide plenty of storage. Available 5/1/2024.

Suite 201 is a 1,365 square feet charming office space which includes an open concept with 3 separate work areas, large, private bathroom and kitchenette with double sinks and fridge. 2 large storage closets and cabinets in the kitchenette provide plenty of storage. Beautiful, tall windows look out onto 24th Street and deliver ample natural light. Available 4/1/2024.

## OFFERING SUMMARY

Lease Rate:	17.65 sf/yr
Lease Type:	NNN
Number of Units:	3
Available SF:	780-2,008 sf
Lot Size:	0.12 Acres
Parking Ratio:	Public Parking
ADA Parking Stalls:	NA
Total Parking Stalls:	NA
AADT:	11,452
Lease Term:	1-5+
Available Date:	Now - 5/1/2024



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## SITE AND AVAILABILITY



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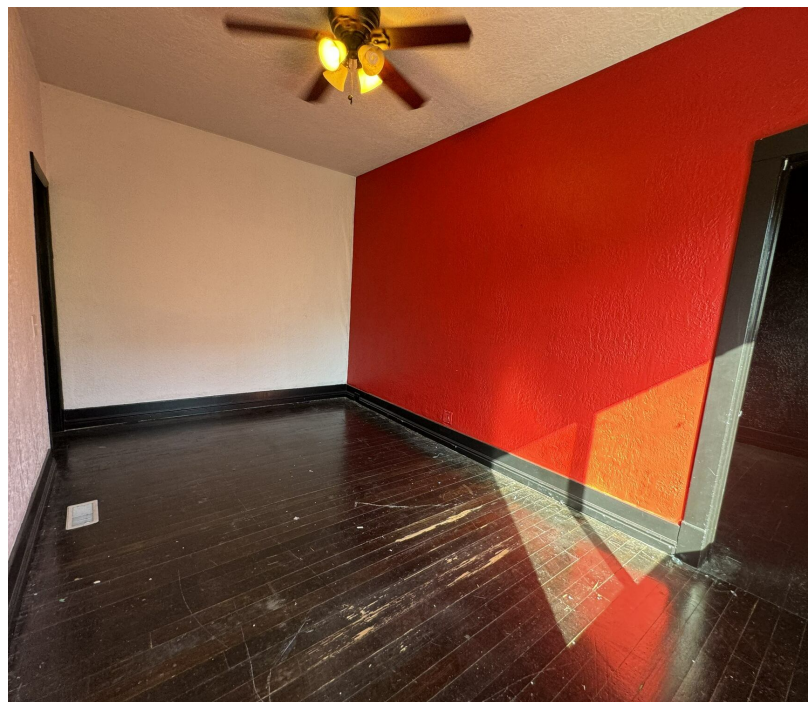
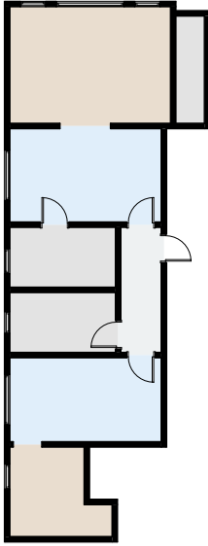
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# UNIT 201 FLOOR PLAN & PHOTOS

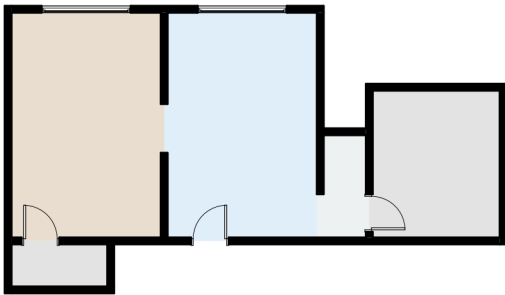
470 24th st Unit 201 Ogden  
(1365<sub>SF</sub>)





# UNIT 204 FLOOR PLAN & PHOTOS

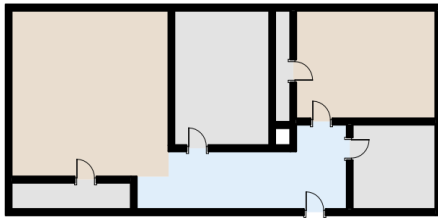
470 24th st Unit 204  
(530<sub>SF</sub>)





# UNIT 205 FLOOR PLAN AND PHOTOS

470 24th st Unit 205  
(730<sub>SF</sub>)





# LOCATION MAP



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