

470 24TH ST

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



Investment Realty
ADVISORS

ALLISON LARSEN

Vice President of Commercial Leasing
385.685.4844
allison@iraut.com

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

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 & AVAILABILITY



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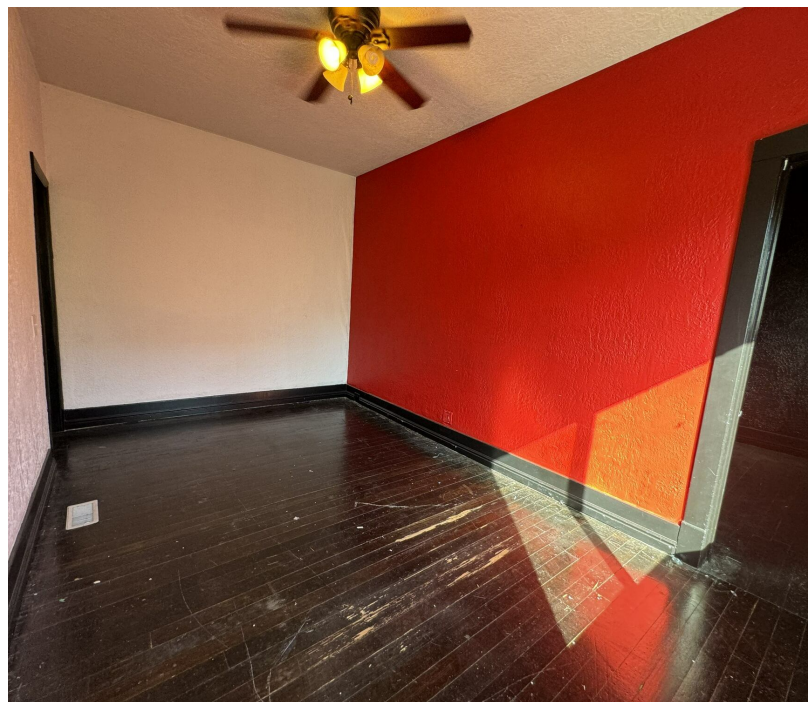
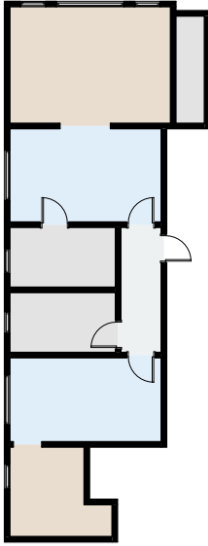
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411 W 7200 S, Suite 201, Midvale, UT 84047

UNIT 201 FLOOR PLAN & PHOTOS

470 24th st Unit 201 Ogden
(1365_{SF})



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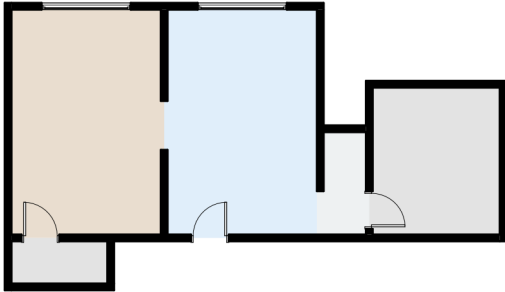
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UNIT 204 FLOOR PLAN & PHOTOS

470 24th st Unit 204
(530_{SF})



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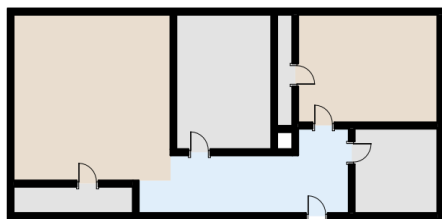
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UNIT 205 FLOOR PLAN & PHOTOS



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470 24th st Unit 205
(730_{SF})



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LOCATION MAP



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