

Prairie Schooner

445 Park Blvd, Ogden, UT 84401

ASKING PRICE

\$1,900,000

Sept. 15, 2026 broker account export

THE OFFERING

Restaurant real estate and operating platform

Prairie Schooner is a western-themed Ogden restaurant offering marketed with the real estate, trade name and furniture, fixtures and equipment. Specific inclusions, exclusions and transfer terms remain subject to the purchase agreement.

ASKING PRICE

\$1,900,000

BUILDING AREA

10,570 SF

SITE AREA

1.09 acres

01 Two commercial kitchens

02 Private bar and outdoor patio

03 Banquet capacity over 120 people

04 112 parking spaces

05 2023 reported sales: \$2,122,467

06 Opportunity Zone: Yes

Property and historical operating information reflects broker materials and the Sept. 15, 2026 account export. Buyer underwriting is required.

PROPERTY & SITE

Property and site specifications

PROPERTY TYPE	Mixed use / multifamily / retail - restaurant
CLASS	B
BUILDING AREA	10,570 SF
NET RENTABLE AREA	10,570 SF
SITE AREA	1.09 acres
STORIES	Three
YEAR BUILT	1978
RENOVATION YEAR	2019
PARKING	112 spaces
PARK BOULEVARD FRONTAGE	Approximately 108 feet
FLOOR-AREA RATIO	0.22
APNS	02.049.0015 & 02.050.0002
ZONING	Commercial
PROPERTY FEATURES	Bus line, signage and air conditioning

Areas and physical specifications reflect broker materials.

OPERATING PLATFORM

Restaurant and operating features

OFFERING SCOPE

Real estate, Prairie Schooner trade name and FF&E; confirm specific inclusions and transfer terms

KITCHENS

Two fully operating commercial kitchens

SYSTEMS

Updated Aloha POS and Comcast phone system

BAR AND PATIO

Private bar / saloon area with outdoor patio seating

BANQUET CAPACITY

More than 120 people

TENANCY

Single tenancy / owner-user

TRANSITION

Current owners are retiring; broker marketing states the owners will assist with transition

MANAGEMENT

Experienced management and staff are reported in place

Restaurant history

The themed restaurant traces its operating history to the former Pioneer Cafe and its relocation from downtown Ogden. Friends and families dine in a western prairie setting with covered-wagon seating and display features.

Operating statements are broker marketing information.

HISTORICAL OPERATIONS

Reported historical sales

2018	Over \$1,270,000
2019	Over \$1,340,000
2021	\$1,999,234
2022	\$2,047,000
2023	\$2,122,467

TRANSACTION

Transaction record

ASKING PRICE	\$1,900,000
INVESTMENT TYPE	Owner / user
OWNERSHIP	Owner operator
SALE CONDITION	For sale by owner
OCCUPANCY	100% stated
PRICE PER SQUARE FOOT	\$179.75/SF
OPPORTUNITY ZONE	Yes
BROKER OF RECORD	G. Norman George - Utah license 5483607

Historical sales are broker-reported figures and should be evaluated against supporting financial statements.

2023 OFFERING MEMORANDUM

Dated traffic context

WASHINGTON BLVD / CANYON RD N	31,038 - 2022 - 0.21 mi
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WASHINGTON BOULEVARD / CANYON RD N	32,121 - 2020 - 0.21 mi
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20TH ST / ADAMS AVE E	7,354 - 2022 - 0.23 mi
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GRANT AVENUE	2,375 - 2022 - 0.24 mi
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WASHINGTON BOULEVARD	33,578 - 2022 - 0.27 mi
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20TH ST / WASHINGTON BLVD E	10,047 - 2022 - 0.28 mi
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WASHINGTON BLVD / 20TH ST N	30,718 - 2022 - 0.30 mi
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GRANT AVENUE / 17TH ST S	2,333 - 2020 - 0.30 mi
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GRANT AVE / 17TH ST S	2,273 - 2022 - 0.30 mi
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20TH STREET / JEFFERSON AVE E	7,457 - 2022 - 0.31 mi
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2023 OFFERING MEMORANDUM

Mobility and rail context

MOBILITY SCORES	Walk Score 70; Bike Score 76
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OGDEN FRONTRUNNER	Approximately 1.6 miles / 5 minutes
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ROY FRONTRUNNER	Approximately 6.1 miles / 14 minutes
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Traffic counts are dated 2020 or 2022 as shown; mobility scores and rail distances/times are reproduced from the 2023 broker OM.