

# FOR SALE

**Retail — Retail Flex — Office — Live Work**  
Former Magna Times/Papanikolas Furniture building

8980 West Magna Main Street, Magna Utah 84044

Sale Price: ~~\$825,000~~ \$785,000

Lease Rate: \$10.00/SF NNN

**SELLER FINANCING AVAILABLE**



## Property Information:

- 5,730 SF on .16 acres
- Located in Historic Downtown Magna
- Creative interior features including exposed brick, and attractive storefront glass
- Great visibility on Main Street

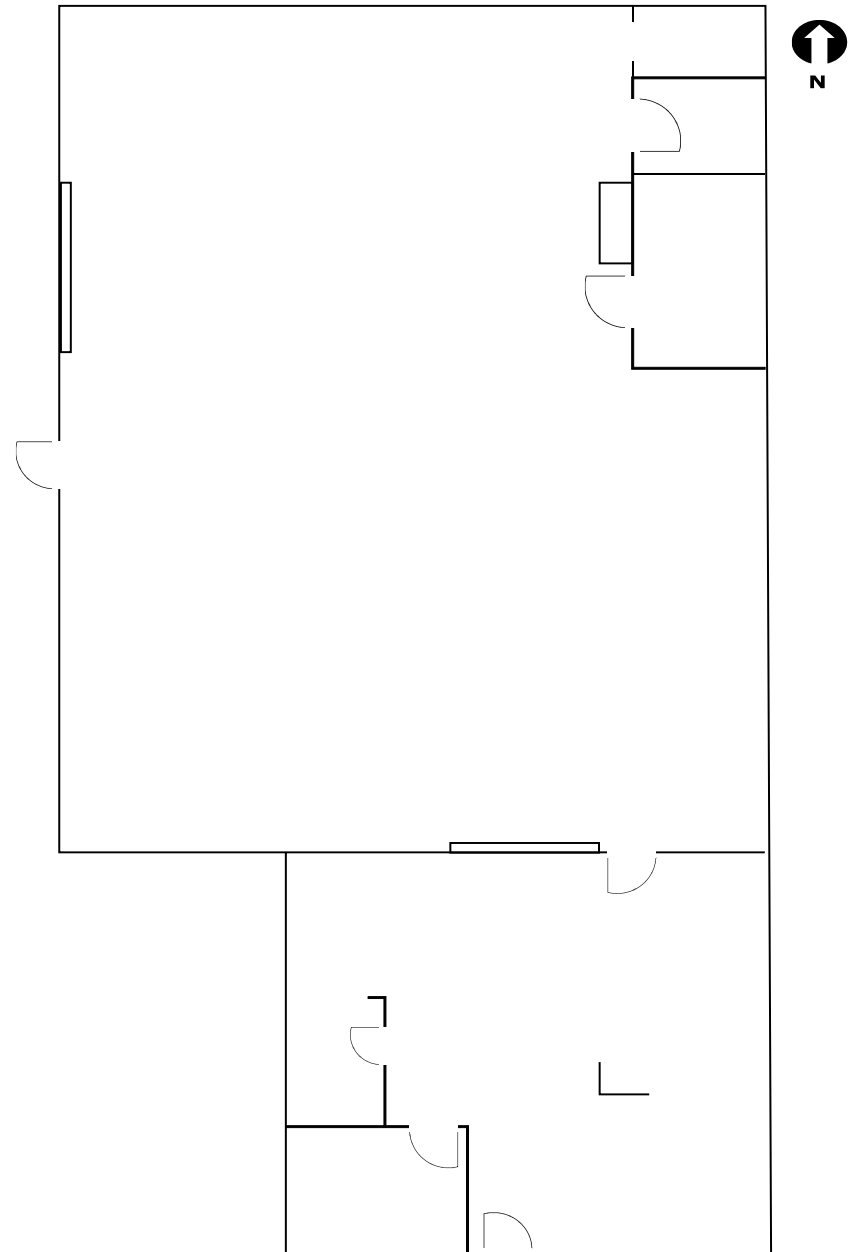
- On-Site Parking
- Built in 1939
- 3 Phase Power
- One 10' x 10' ground level door
- New membrane roof in 2023

- Within minutes of SR 201
- Zoned DH (Mixed Use): Restaurant, Office, Retail including retail with primary product produced on-site; live work with residential in rear. Residential area in warm shell condition.
- Storage Alley: 12'x 58' (North Side of building)

**KREA**

PROPERTY INFORMATION

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**FLOOR PLAN**

**KREA**

PHOTOS/ FLOOR PLAN

8980 W Magna Main Street, Magna UT 84044





Demographics	1 Mile	3 Miles
Population	8,019	35,068
Households	2,609	10,097
Median Household Income	\$58,351	\$72,174
Population Growth 2023-2028	2.77%	1.98%

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**KREA**  
Knight Real Estate Advisors

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AERIAL

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This statement, with the information it contains, is given with the understanding that all negotiations relating to the sale, purchase, or lease of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Buyer or tenant to verify the square footage.