

FOR SALE // MULTI-USE THEATER, EVENTS, & OFFICE

7711 S Main Street

Midvale, UT 84047



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Windermere
COMMERCIAL



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Disclaimer

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1240 E 2100 S, Suite 600, Salt Lake City, UT 84106



Jordan River Parkway

7200 South

7200 South

TRAX
Bingham Junction
Station

Jordan River Parkway

Midvale City
Government

Main Street

Center Street

Center Street

Jordan River Parkway

Center Street

Main Street

TRAX
Historic Gardner
Station



Main Street Development Map



Property Summary



Demographics

The Midvale Theater building can host a wide variety of performing arts, public and private events, concerts, movies and more with full box office, kitchen and concession area. The building also has 3rd level office space that can operate separately from the theatre. The building could also be repurposed for a wide variety of uses.

Located at the junction of historic Midvale Main Street and Center St. just 2 blocks West of I-15 and in the Federal Opportunity zone and Midvale City RDA area. Buildings in this area also qualify for the Main Street Façade Improvement Program. Midvale Historic Main St. RDA area will see massive redevelopment, repurposing and growth over the next few years and is an excellent option for real estate investment and development in the Salt Lake Valley.

City RDA money is being heavily allocated to this area, for building improvements, renovations, mixed use development and apartments, and off-street parking structures for public use. Four mixed use apartment projects are currently under construction or planned for the Midvale Historic Main St. with over 112 residential units being built with commercial tenant space available on ground level.

Midvale City Hall and Senior Center are within short walking distance.

Please contact Camron Carpenter with questions, or to set a tour time.

	1 Miles	3 Miles	5 Miles
Population			
Est. Total (2023)	15,538	133,099	363,248
Projected (2028)	15,849	133,496	365,346
Households			
Est. Total (2023)	3,513	39,608	112,525
Projected (2028)	6,572	50,183	133,367
Household Income			
Median Income (2023)	\$60,500	\$76,758	\$80,441
Avg. Income (2023)	\$80,502	\$98,059	\$106,810

Source: ESRI forecasts for 2023 and 2028.



Property Information & Features

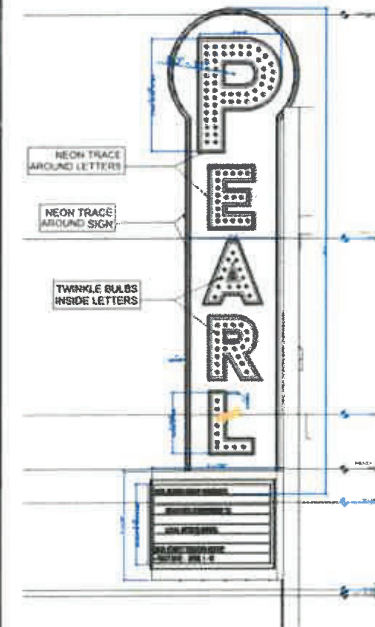
- + Approx. 7,000 SF (total).
- + 0.15 acre parcel.
- + Main Floor Theater can host concerts, theatrical productions, movies, or any type of event.
Approx. 4,268 sf.
- + Theater lobby has full kitchen and concession area, box office, and large restrooms.
- + 8 Rows of stadium seating, (121 seats) - with standing and dance floor areas as well.
- + Stage is 20' deep x 30' wide with 16' 5" ceiling clearance.
- + Catwalk, drop screens, movie screen and set pulleys built in.
- + Full Lighting & Sound control room and lighting plot.
- + 3 Green Rooms for performers.
- + 2nd floor control room, balcony seating and storage / office rooms. Approx. 1,244 sf.
- + 3rd floor office space - 2 private offices w/ restrooms, shower, and conference room. Approx. 1,013 sf.
- + Basement Storage. Approx. 400 sf.
- + 2 blocks West of I-15 located at the junction of Midvale's Historic Main St. & Center St.
- + 5 blocks from Bingham Junction Trax Station.
- + Located with Fed. Opportunity Zone & Midvale City RDA & Main St. facade Improvement Program with grants and tax incentives available.
- + Free on street parking.
- + Ask Price: \$1,700,000.

***Financial data available upon request**

The Pearl on Main Marquee

As part of our renovation plans, we have designed and gathered bids for the construction of a vibrant, landmark marquee design. This design includes a massive blade sign that will be visible to both Main Street as well as 7200 South.

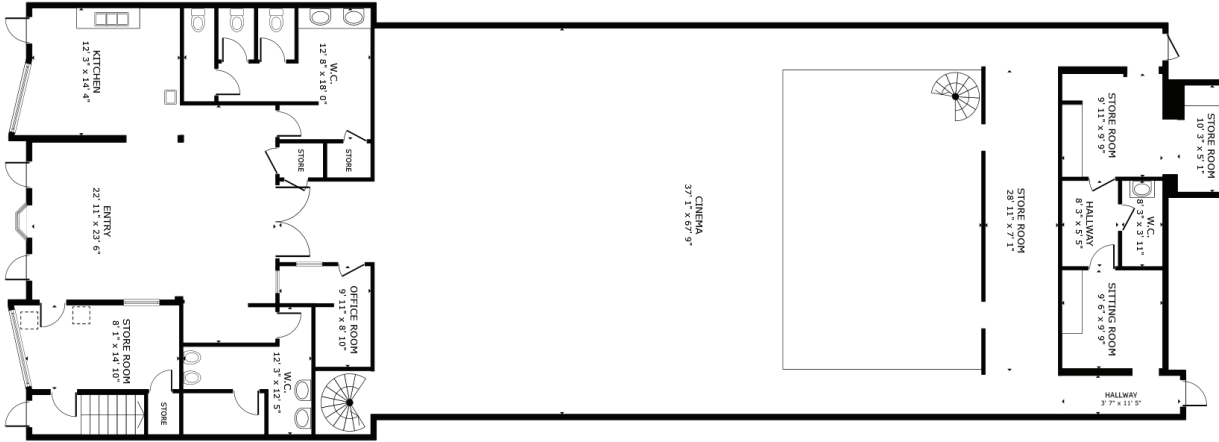
- + Construction documents are prepared.
- + Proposals for construction have been negotiated and secured.
- + Engineering has been completed to ensure the structure is adequate for the new design.
- + Discussions with the City of Midvale have led to the attached Facade improvement program, in which **the city will pay for \$35,000 of the project in the form of a grant.**



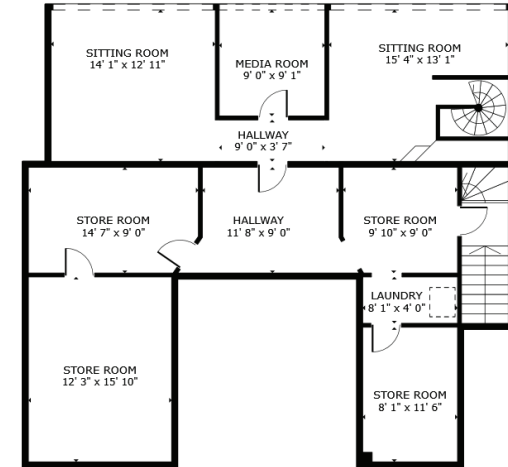
Floorplans



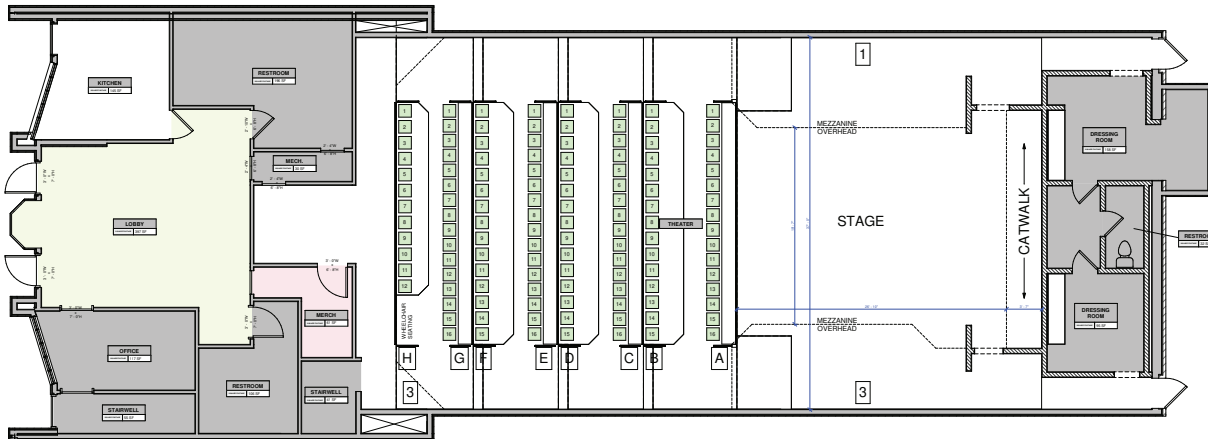
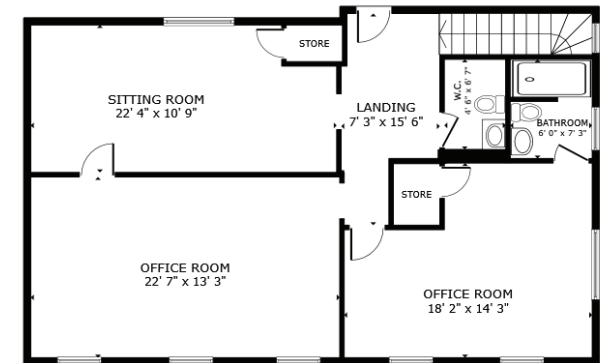
Level 1



Level 2



Level 3



Scan to view the virtual Matterport tour.

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