



2 S Main St, Coalville, UT 84017

\$850,000

7,597 SF in Coalville, UT

Retail | 7,597 SqFt



Truett Chamberlain
UT UT 6494753-SA00
801.361.5855

Listing Added: Today

Listing Updated: Today

BERKSHIRE HATHAWAY HomeServices | Elite Real Estate

Details

Asking Price	\$850,000	Property Type	Retail
Subtype	Convenience Store	Investment Type	Owner/User
Class	B	Tenancy	Vacant
Number of Tenants	0	Lease Expiration	06/30/2025
Square Footage	7,597	Units	2
Year Built	1898	Year Renovated	2005
Buildings	1	Stories	2
Permitted Zoning	CC/R-8	Lot Size (acres)	0.12
Price/SqFt (Land Value)	\$111/SF	Parking (spaces)	8
Broker Co-Op	No	APN	CT-87

Marketing Description

Historic Commercial Building in Downtown Coalville, Utah – 7,597 Total Sq Ft

Own a piece of Coalville's history with this beautifully preserved commercial property, originally home to the "Boyden and Son" drugstore, a cornerstone business in the town's early commercial life. Built in 1898, this iconic structure offers 7,597 sq ft across three levels, making it ideal for retail, office, or mixed-use purposes.

Property Highlights:

- **Total Area: 7,597 Sq Ft**
 - **Main Floor:** 2,633 sq ft – Features open, usable space and two bathrooms, perfect for retail or customer-facing business.
 - **Upper Floor:** 2,633 sq ft – Light-filled and spacious; ideal for offices, creative space, or residential conversion., and has 1 bathroom.
 - **Unfinished Basement:** 2,331 sq ft – Offers additional storage or potential expansion.
 - There is an elevator on the backside of the building with access to the main and upper level.
- **Historic Significance:** Originally established as the "Boyden and Son" drugstore, the building played a central role in Coalville's late 19th and early 20th-century commerce.
- **Classic Architecture:** With original brickwork, tall ceilings, and vintage detailing, this 1898-built property combines historical charm with business functionality.
- **Strategic Location:** Located in downtown Coalville, UT, offering prime visibility, walkable surroundings, and convenient street and onsite parking.

About Coalville:

Founded during Utah's coal mining boom, Coalville became a vital center for trade and transportation in Summit County. The town's legacy of industry and pioneering spirit is still alive in its historic buildings and small-town charm—making this property not just a business opportunity, but a chance to be part of a living story.

Ideal For:

- Boutique or specialty retail
- Professional offices or co-working spaces
- Creative or wellness studios

- Investment property with strong leasing potential

This is your opportunity to own a legacy property in one of Utah's most historic communities. Whether you're an investor, entrepreneur, or preservation enthusiast, this one-of-a-kind building offers unmatched character and flexibility.

Contact me today to schedule your private showing.

Investment Highlights

- 7,597 SF
- Street Parking
- Corner Lot
- Large Windows
- Old Soda Bar Included
- Elevator in the back
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