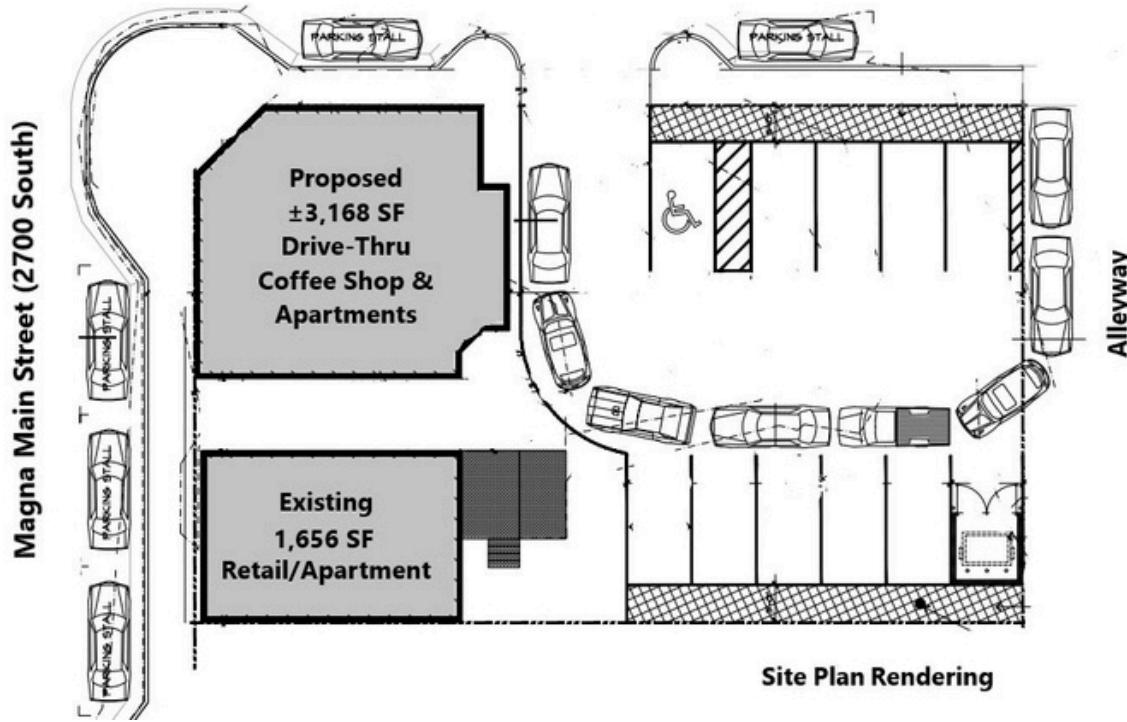


4085 West



9068 WEST MAGNA MAIN (2700 SOUTH), MAGNA, UTAH 84044

Property Information

- Drive-Thru Redevelopment Potential
- ±3,168 SF Proposed Drive-Thru Retail
- 1,656 SF Existing Freestanding Building
- Main Level: 828 SF Retail/Office
- Second Level: 828 SF Apartment with (2) Bedrooms, (1) Bath
- Site Size: 0.18 Acres
- Owner User or Investment Opportunity
- Zoning: C-3 (Commercial Mixed Use)
- Easy Access to S.R. 201 & Bacchus Highway

Demographics

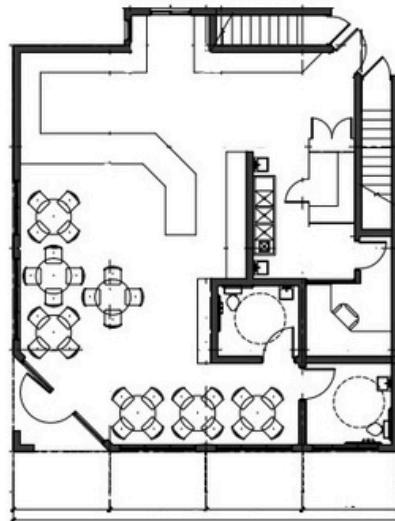
	1 Mile	3 Mile	5 Mile
Population	10,970	38,078	67,670
Households	3,629	11,058	18,799
Avg. Household Income	\$52,199	\$62,967	\$67,962

Traffic Counts

8950 West: 22,138 Annual Average Daily Traffic
2700 South: 3,828 Annual Average Daily Traffic

PURCHASE PRICE REDUCED! : from ~~\$449,000.00~~ to \$429,000.00

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801.361.9798 | SAM CHRISTENSEN | sam.christensen@crcnationwide.com

PROPOSED DRIVE-THRU COFFEE SHOP & APARTMENTSUPPER FLOOR - APARTMENTSMAIN FLOOR - COFFEE SHOP

**9068 WEST MAGNA MAIN (2700 SOUTH)
MAGNA, UTAH 84044**

This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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