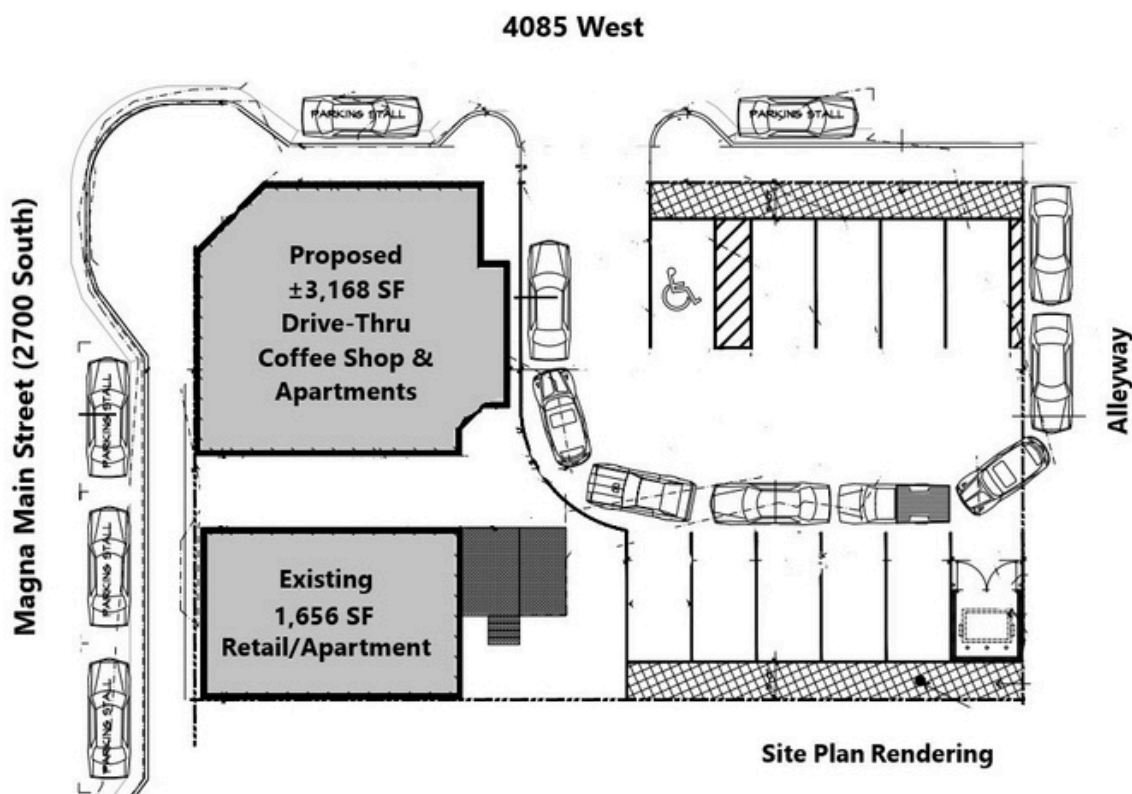


# DRIVE-THRU REDEVELOPMENT PURCHASE OPPORTUNITY

**MOTIVATED SELLER | PRICE REDUCTION! | DO NOT DISTURB TENANT**



**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

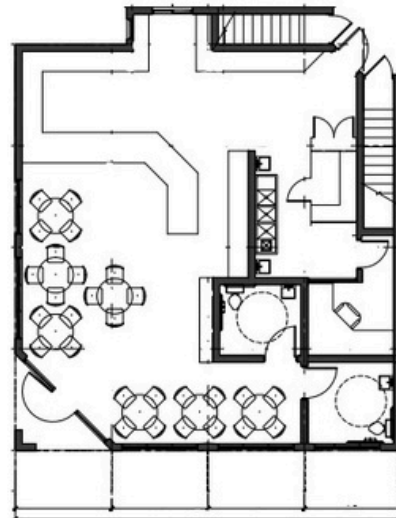
**PURCHASE PRICE REDUCED! : from ~~\$449,000.00~~ to \$429,000.00**

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

## PROPOSED DRIVE-THRU COFFEE SHOP & APARTMENTS



UPPER FLOOR - APARTMENTS



MAIN FLOOR - COFFEE SHOP



# DRIVE-THRU REDEVELOPMENT PURCHASE OPPORTUNITY

**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.