



REAL ESTATE
AGENCY



2681 S 9040 W
Magna, UT 84044

OFFERED AT
\$699,000

Property Type: Office/Warehouse
Subtype: Multi Use
Class: C
Type: Investment or Owner User
Lot Size: .21 AC Rentable Building
Area: 6,199 SF
Year Built: 1972
No. Dock-High Doors/Loading: 1
Zoning Description: DH
APN / Parcel ID: 14-19-455-004



Centrally located in Magna Downtown Historical District with a mixed use zone. This building has a backup electrical power system and is currently being used as a warehouse. Could be adapted to office, retail, or mixed use housing. Solid masonry construction. New flat membrane roof with no visible leaks. 15X85 foot basement. Enclosed concrete breezeway with catwalk for easy heating & cooling system & building maintenance. This building lends itself to multiple uses with a 15X24 Outbuilding. Back loading area is enclosed with full back fence.

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