

FOR SALE // MULTI-USE THEATER / EVENT SPACE / OFFICE

7711 S Main Steet

Midvale, UT 84047



PROPERTY DESCRIPTION

The PEARL THEATER on historic Midvale Main street is a versatile building that can host a wide variety of performing arts, public and private events, concerts, movies and more. Features a box office, large atrium, 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 including dance club, bar or event space.

Currently Generating net revenue over \$125,000 dollars per year from concerts and other bookings.

Located at the junction of historic Midvale Main Street and Center St. just 2 blocks West of I-15 and within 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, re-purposing and growth over the next few years and is an excellent option for real estate investment and development in the Salt Lake Valley.



Camron Carpenter

801.259.2355
camron@wincre.com

Scan to to view the
virtual Matterport tour



Offered at \$2,000,000

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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.

Full Building Matterport 3D floor plans available on request. Please contact Camron Carpenter with questions, or to set a tour time.

PROPERTY HIGHLIGHTS

- ▶ ±7,000 SF across three levels on a 0.15-acre parcel
- ▶ Main level theater space totaling 4,268 SF, including entry, seating, stage, and backstage
- ▶ Lobby features full kitchen/concession area, box office, and large restrooms
- ▶ 156 fixed seats (8 rows) with flexible layouts accommodating up to 380 occupants
- ▶ Configurable dance floor and standing-room setups
- ▶ Stage measures 25' deep × 30' wide
- ▶ Built-in catwalk, drop screens, movie screen, and set rigging/pulleys
- ▶ Dedicated lighting and sound control room with full lighting plot
- ▶ Three performer green rooms
- ▶ Second floor (±1,244 SF): VIP balconies, control room, storage, and offices
- ▶ Third floor (±1,031 SF): two private offices, conference room, and two restrooms
- ▶ Basement storage room (±400 SF)

FEATURES & AMENITIES

- ▶ ADA accessible and compliant
- ▶ Full liquor license or beer & wine service license available
- ▶ Free on-street parking
- ▶ Located two blocks west of I-15 at Midvale Center St. & Historic Main St.
- ▶ Five blocks from Bingham Junction TRAX Station
- ▶ Situated within a Federal Opportunity Zone and Midvale City RDA (grants and tax incentives available)
- ▶ Potential for two levels of multifamily additions with grants covering up to 50% of costs

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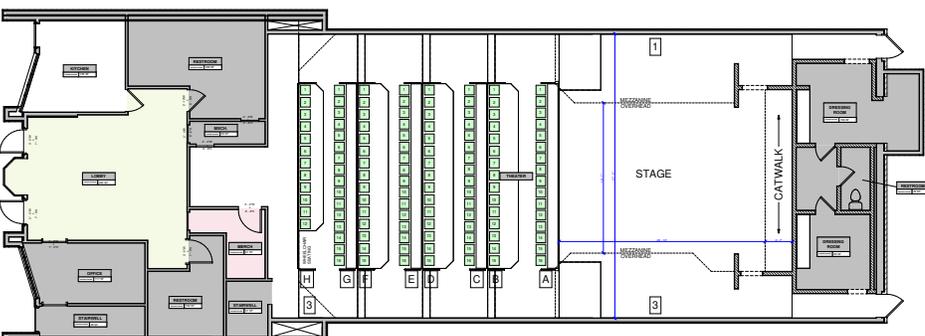
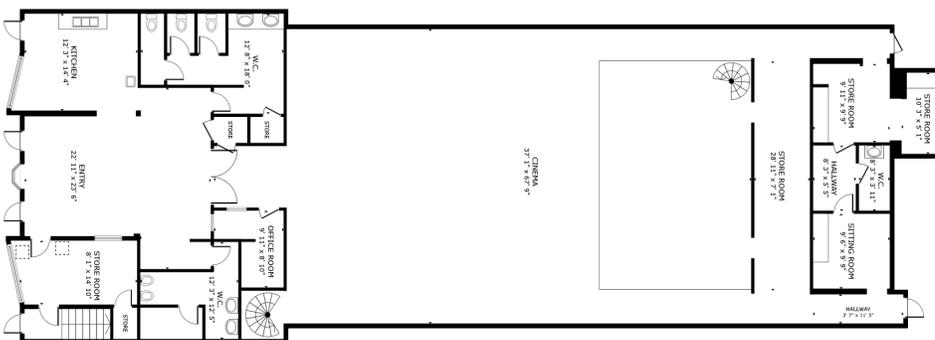
DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population			
Est. Total (2025)	15,687	116,633	225,635
Projected (2030)	16,439	115,917	226,351
Households			
Est. Total (2025)	6,624	44,036	82,437
Projected (2030)	7,111	44,779	84,648
Household Income			
Median Income (2025)	\$71,412	\$96,683	\$102,064
Avg. Income (2025)	\$96,634	\$118,626	\$131,379

Source: ESRI forecasts for 2025 and 2030.



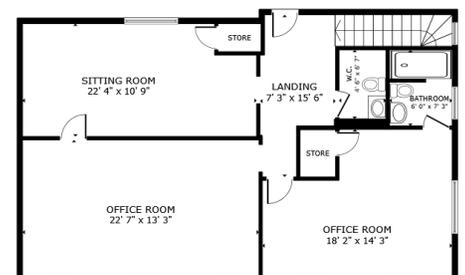
Level 1



Level 2



Level 3



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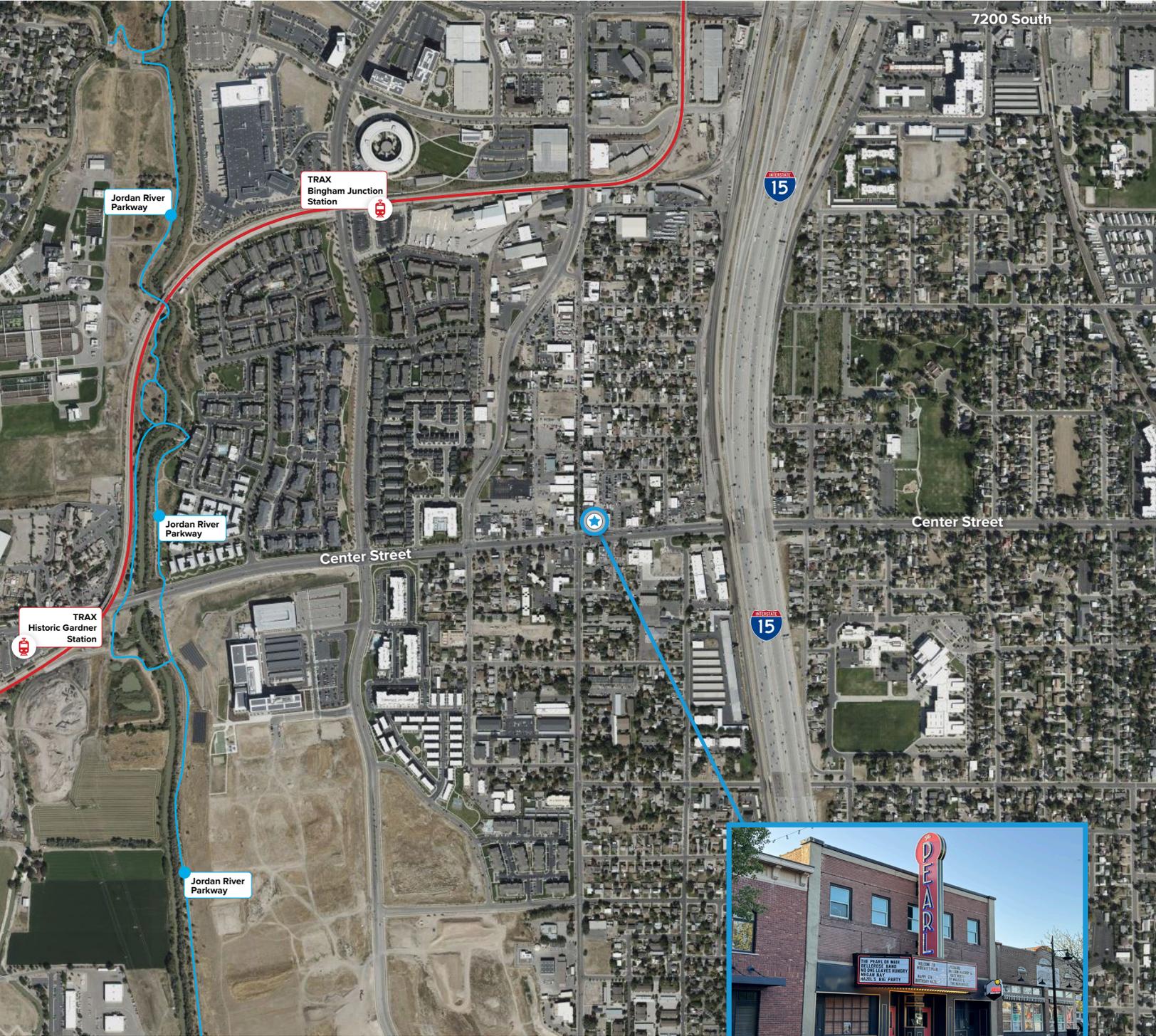
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Windermere
COMMERCIAL

LOCATION



Camron Carpenter // 801.259.2355 // camron@wincre.com // 1240 E 2100 S, Suite 600, Salt Lake City, UT 84106

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