

FOR SALE

Retail — Retail Flex — Office — Live Work
Former Magna Times/Papanikolas Furniture building

8980 West Magna Main Street, Magna Utah 84044

Sale Price: \$680,000



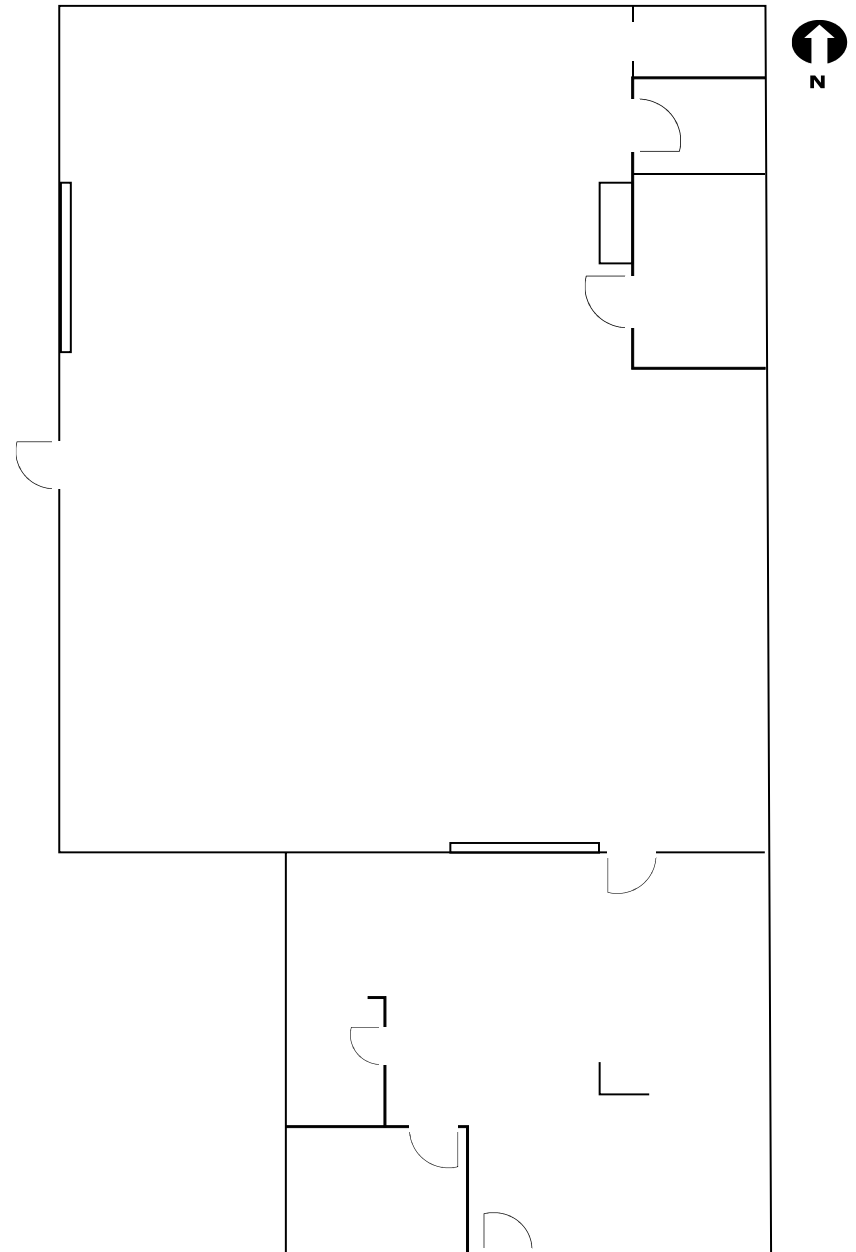
Property Information:

- 5,730 SF on .16 acres
- Located in Historic Downtown Magna
- Creative interior features including exposed brick and attractive storefront glass
- Great visibility on Main Street
- On-Site Parking
- Built in 1939
- 3 Phase Power
- One 10' x 10' ground level door
- New membrane roof in 2023
- Within minutes of SR 201
- Zoned DH (Mixed Use): Restaurant, Office, Retail including retail with primary product produced on-site; live work with residential in rear. Residential area in warm shell condition.
- Storage Alley: 12'x 58' (North Side of building)

KREA

PROPERTY INFORMATION

This statement, with the information it contains, is given with the understanding that all negotiations relating to the sale, purchase, or lease of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Buyer or tenant to verify the square footage.



FLOOR PLAN

KREA

PHOTOS/ FLOOR

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Magna ranks among the top 10 fastest-growing communities in the state of Utah

MAGNA, Utah — Magna is seeing a surge in population growth, ranking among the top 10 fastest-growing communities in Utah, according to new data from the Kem C. Gardner Policy Institute.

“I recognize that growth can be challenging, but it’s also a testament to people wanting to be here,” Mallory Bateman, director of demographic research at the Kem C. Gardner Policy Institute, said. “Many communities of similar size across the U.S. aren’t growing, and that brings a different set of challenges.”

The west Salt Lake County community is ranked after communities like Tooele, listed at number 9, and Mapleton, listed at number 8.

“I feel like we don’t have the infrastructure to handle all of these new people; we need more roads,” Jamie Reyes, owner of Brew Monkey Coffee House, said. Reyes, who grew up in Magna, has owned Brew Monkey Coffee House since it opened in the late 1990s. She said for years, it was the only coffee shop in town. “We’ve had maybe three or four new coffee shops,” Reyes said. “I was the original and only one for a long time. Now, we have a few more. We’re still just booming.”

That boom is reflected in the trends. According to the institute, Magna has seen consistent growth since 2020, including about 1,300 new residents between 2024 and 2025. It’s grown a lot with all the additional people,” Reyes said. “We’re really optimistic for the future.” Bateman says they’re seeing a 3.6 percent population increase from 2025 to 2026, compared to about 1.3 percent growth in similarly sized communities across the U.S.

“When we see new development, it can mean more affordable land to buy or rent,” she said. “These areas in Magna were once farms or open land, and now they’re entering a new chapter.”

For longtime residents like Reyes, the changes bring both hope and concern. “It’s sad to see that small-town feel go away,” she said. “But we’re optimistic. We’re excited to see what comes next and watch Magna grow.”

Source: fox13now.com/news/local-news/west-valley/magna-ranks-among-the-top-10-fastest-growing-communities-in-the-state-of-utah
Mya Constantino
May 6, 2026



Demographics	2 Mile	5 Mile	10 Mile
2025 Population	26,041	71,658	367,850
2025 Households	7,592	19,817	108,957
2025 Median HH Income	\$92,262	\$101,802	\$92,696

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AERIAL

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