

MAGNA POST OFFICE BUILDING

FOR SALE OR LEASE



PROPERTY DETAILS

8470 West Magna Main Street, Magna, Utah 84044

- Building square footage: 16,769 SF with potential to expand an additional 4,800 SF
- Acreage: 2.83 acres
- Zoning: C-2 (Shopping Center Commercial Zone)
- Year Built: 1998
- Parcel Number: 14-20-379-006
- Parking: 79 Stalls with potential to add more

For Sale Info

- Asking Price: \$4,450,000

For Lease Info

- Available: Up to +/- 22,000 SF
- Asking Rate: Contact agents
- CAM: \$8.10 PSF
- Tenant Improvement Allowance available

SURROUNDING TENANTS



2026 DEMOS



EST. POPULATION

1 MILE » 14,269
3 MILE » 48,028
5 MILE » 82,135



EST. HOUSEHOLDS

1 MILE » 4,530
3 MILE » 14,257
5 MILE » 23,922



EST. AVERAGE HH INCOME

1 MILE » \$104,180
3 MILE » \$123,205
5 MILE » \$128,341



JOSH VANCE, CCIM
jvance@newmarkmw.com
direct 801.456.8857
[View Profile](#)

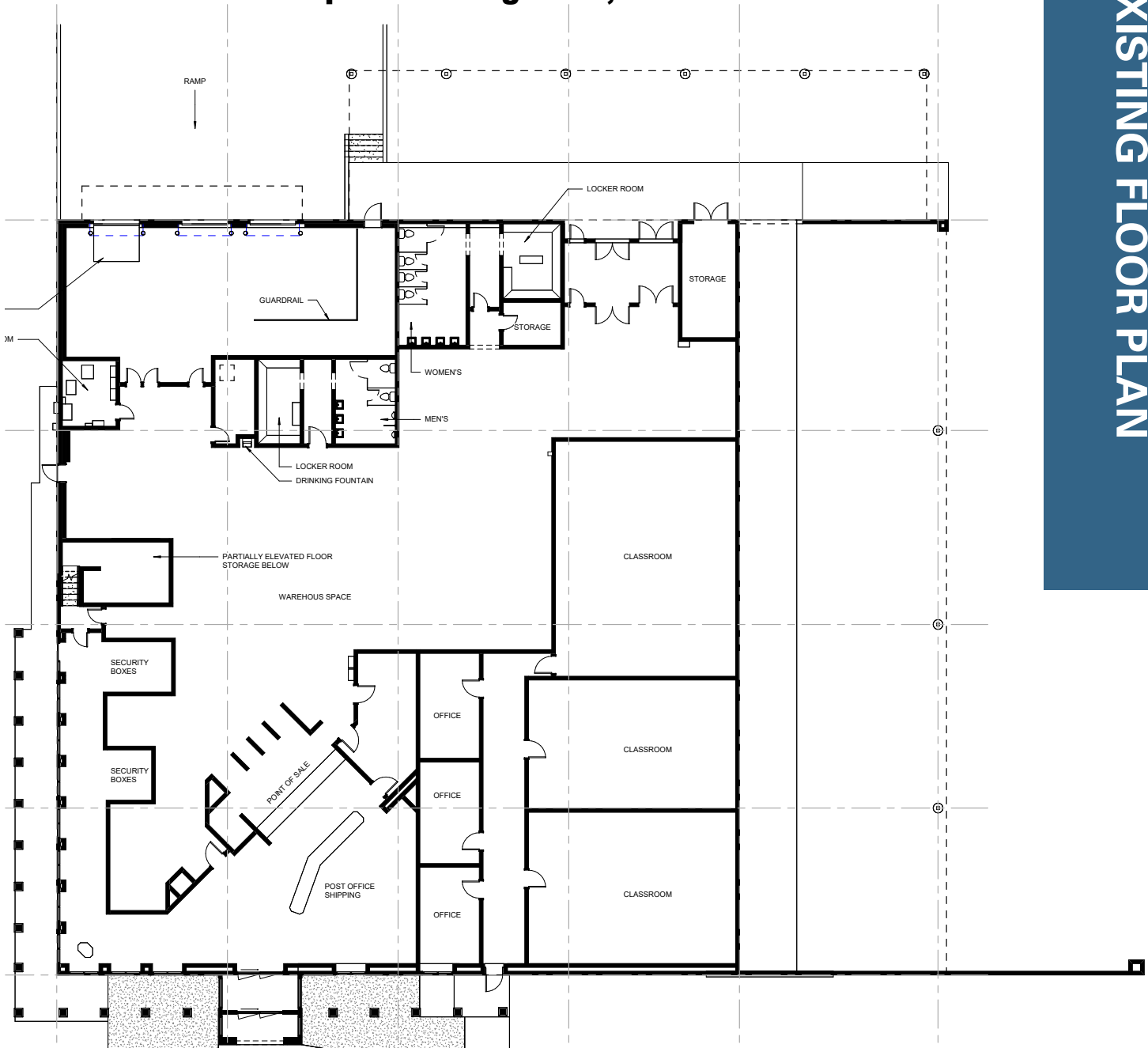
J.R. HOWA
jhowa@newmarkmw.com
direct 801.578.5545
[View Profile](#)

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312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com

MAGNA POST OFFICE BUILDING

EXISTING FLOOR PLAN

Gross Square Footage ±16,000 SF



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MAGNA POST OFFICE BUILDING

CONCEPTUAL FLOOR PLAN



Police Dept.
± 8,725 Gross SF

City Hall
± 5,410 Gross SF

USPS (Retail)
± 1,865 Gross SF

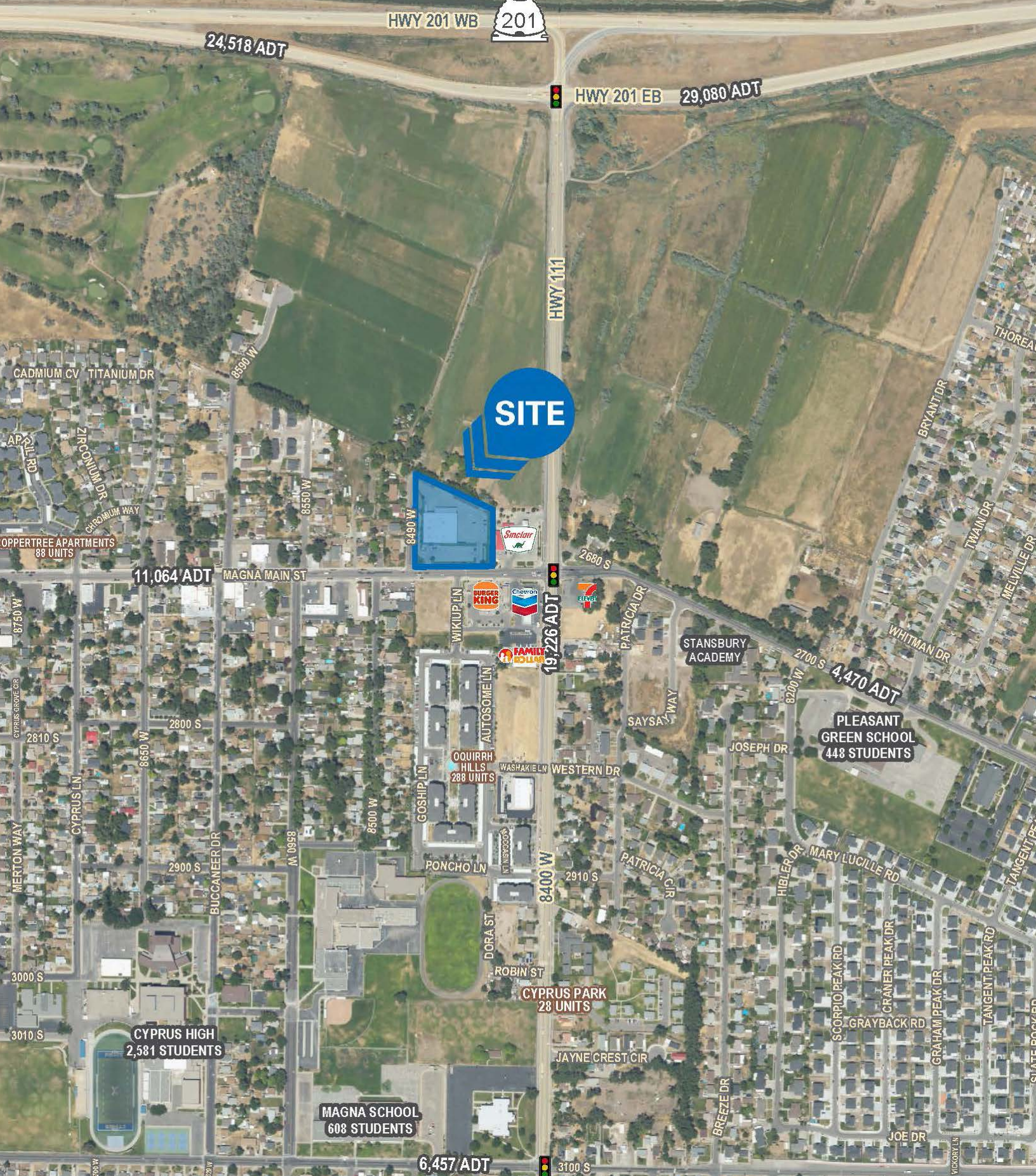
Expendable
± 4,800 Gross SF



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