



**9068 WEST MAGNA MAIN (2700 SOUTH), MAGNA, UTAH 84044**

### Property Information

- **1,656 SF Freestanding Mixed-Use Building**
- **Main Level Retail/Office**
- **Upper Level: Two Bedroom Apartment**
- **Ideal for Owner User or Live/Work Opportunity**
- **Potential Rental Income from Apartment or Retail Space**
- **Future Drive-Thru Redevelopment Upside Potential**
- **Zoning: C-3 (Commercial Mixed Use)**
- **Magna Main Street Frontage**
- **Easy Access to S.R. 201 & Bacchus Highway**
- **Nearby Traffic Counts Exceed 22,000 Vehicles Per Day**
- **Flexible Uses Include: Retail, Office, Coffee Shop, Salon, Service Business, or Investment Use**

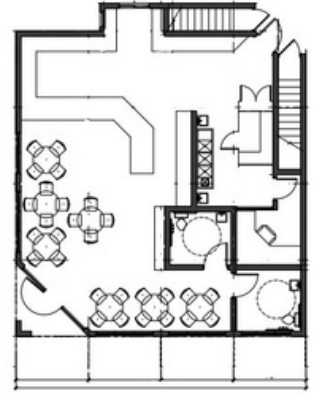
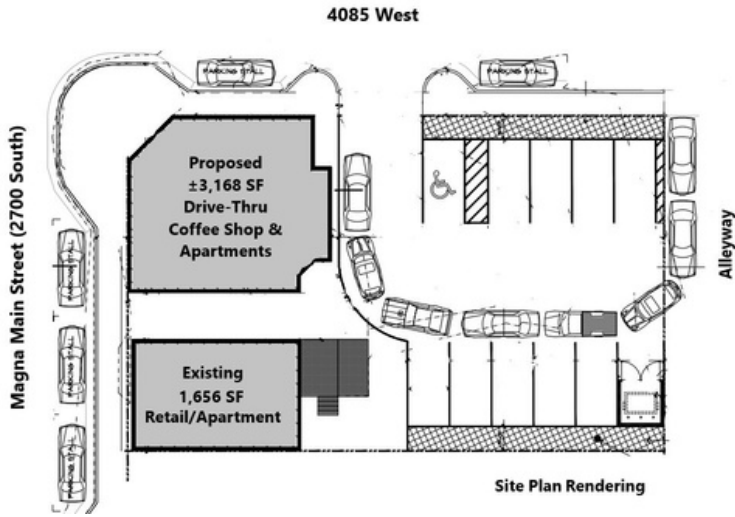
**PURCHASE PRICE REDUCED! : from ~~\$449,000.00~~ to \$389,000.00**

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9068 West Magna Main, Magna, Utah 84044

# CONCEPTUAL FUTURE REDEVELOPMENT POTENTIAL



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.

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