



COMMERCIAL REAL ESTATE CONSULTANTS

8820 & 8840 WEST MAGNA MAIN (2700 SOUTH), MAGNA, UTAH 84044

AUTO DEALERSHIP/REPAIR SHOP/OFFICE FOR SALE



Property Information

- (2) Parcels Available For Sale
- Totaling 0.63 Acres
- RDA and Opportunity Zone
- (1) - Auto Dealership/Repair Shop
1,400 SF Retail Shop; 300 SF Office
Trailer with (2) Beds; (1) Bath
(14-19-479-022-0000) - 0.49 Acre
Corner Lot; C-3 Zoning; Built 1981
- (2) - Office/Residential
808 SF; Built 1983; R-2-6.5 Zoning
(14-19-479-018-0000) - 0.14 Acre

Demographics

	1 Mile	3 Mile	5 Mile
Population	10,970	38,078	67,670
Households	3,629	11,058	18,799
Avg. Household Income	\$52,199	\$62,967	\$67,962

Traffic Counts

8950 West: 22,138 Annual Average Daily Traffic
 2700 South: 3,828 Annual Average Daily Traffic

PLEASE CONTACT AGENTS TO DISCUSS PRICING DETAILS

Includes (2) Parcels, Structures, Business Licenses, Equipment & Vehicles on the Properties
SELLER FINANCING AVAILABLE

Terms: 25% Down Payment, 5%-10% Interest, 5 Year Balloon (Negotiable) and 25 Year Amortization

SAM CHRISTENSEN

801.361.9798

CORY MARTIN

801.617.1709

SAM.CHRISTENSEN@CRCNATIONWIDE.COM

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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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