

Historic Gem Theatre

8945 W Magna Main St
Magna, UT 84044

RETAIL
FOR SALE



Historic Background

The Gem Theater opened before 1930. In about 1978, Stephen Barker, a film historian, purchased and renovated the Gem and Empress theaters in Magna. He reopened the Gem on March 15 1978, showing older films, children's matinees, and catering to clubs and special interest groups.

A fire damaged the building around 1985 and it has sat vacant ever since.

A beautiful old building with a potential to reach 6 stories. Current foot print offers plenty of room for parking.

Potential uses: Gun/Archery, Bowling alley, Pawn shop, Bakery, ALF, Self Storage, Hotel/apt hotel/apart

PROPERTY INFORMATION

- > 6,250 SF
- > \$370,000
- > Lot is approx 0.40 acres
- > Redevelopment opportunity
- > Currently a 2-story shell
- > Zoned C-3
- > Roof has been partially replaced

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION

2020 EST	31,800	71,484	139,009
2025 EST	36,399	81,842	159,024

HOUSEHOLDS

2020 EST	8,901	20,461	40,088
2025 EST	9,965	22,918	44,889

INCOME

2020 AVG	\$100,429	\$95,688	\$93,620
2020 MED	\$87,036	\$81,644	\$79,355

Source: Sites USA 2020



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

7455 Union Park Avenue Ste. A,
Midvale, Utah 84047

801 255 3333 | naipremier.com

Joe Marcinkewicz

c 801 590 7676

d 801 619 2776

joem@naipremier.com

