

Historic Gem Theatre

8945 W. Magna Main St
Magna, UT 84044



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.

RETAIL | FOR SALE

A beautiful building with a potential to reach 4 stories. Current foot print offers plenty of room for 22 parking spaces.

New roof, structural and Seismic upgrades completed.

Potential uses: Gun / archery, bowling alley, pawn shop, bakery, ALF, self storage, hotel / multi-family.

PROPERTY INFORMATION

- > 6,250 SF
- > \$650,000.00
- > Lot is approx 0.40 acres
- > Redevelopment opportunity
- > Currently a 2-story shell
- > Zoned C-3

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 EST	8,968	39,489	72,368
2027 PROJ	9,319	40,836	74,267
HOUSEHOLDS			
2022 EST	2,869	11,363	20,335
2027 PROJ	2,985	11,782	20,931
INCOME			
2022 AVG	\$92,872	\$103,623	\$110,313
2022 MED	\$68,597	\$89,946	\$94,220

Source: ESRI 2022



NAIPremier

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

801 255 3333 | naipremier.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.