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PEAK COLLECTIVE
REAL ESTATE

kwCOMMERCIAL

8987 W Magna Main St, Magna, UT 84044



BAR BUSINESS & LEASED RESTAURANT OWNER/USER & INVESTMENT OPPORTUNITY

- LOCATED IN AN OPPORTUNITY ZONE
- LIQUOR LICENSE, FF&E, & BUSINESS INVENTORY

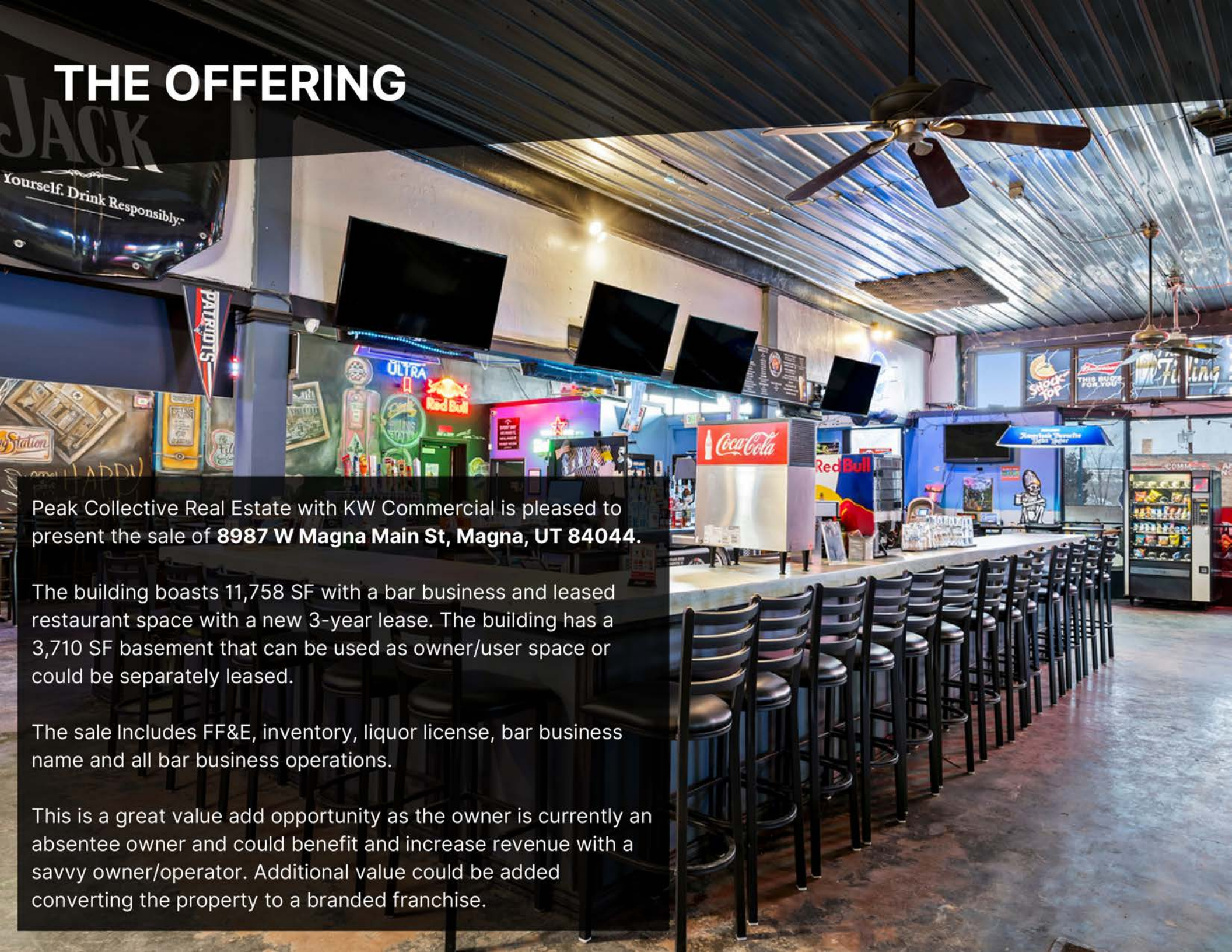
THE OFFERING

Peak Collective Real Estate with KW Commercial is pleased to present the sale of **8987 W Magna Main St, Magna, UT 84044.**

The building boasts 11,758 SF with a bar business and leased restaurant space with a new 3-year lease. The building has a 3,710 SF basement that can be used as owner/user space or could be separately leased.

The sale includes FF&E, inventory, liquor license, bar business name and all bar business operations.

This is a great value add opportunity as the owner is currently an absentee owner and could benefit and increase revenue with a savvy owner/operator. Additional value could be added converting the property to a branded franchise.



INVESTMENT SUMMARY & HIGHLIGHTS

REAL ESTATE PRICING

Bar Business & Building	\$1,150,000
Price Per SF	\$97.80/SF

PROPERTY INFORMATION

Property Address	8987 W Magna Main St, Magna, UT 84044
Total Building SF	11,758 SF
Gross Leasable Area* (SF)	5,709 SF
Land Size (AC)	0.40 AC
Year Built	1917
Year Renovated	2022
Property Taxes	\$13,387

6 Parcels Included in the Sale:

#14-30-226-031	#14-30-226-003
#14-30-226-032	#14-30-226-004
#14-30-226-002	#14-30-226-005

*Gross leasable area includes restaurant and potential for leasing below grade space

BAR BUSINESS INFORMATION

Gross Income (2023)	\$411,975.10
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Approximate value of items included
with the sale of the business

FF&E	\$100,000
Liquor Inventory	\$3,000
Liquor License	\$75,000

LOCATED IN AN OPPORTUNITY ZONE

LEASE INFORMATION



EL COMAL
MEXICAN CUISINE

Tenant Name	El Comal
Lease Income 1st Year	\$36,000
Monthly Base Rent	\$3,000
Lease Type	NNN
Lease Price Per Square Foot	\$18/SF/YR
CAM Fees	\$2.29/SF/YR
Square Feet Leased	2,000 SF
Commencement	1/17/2024
Expiration	2/1/2027
Lease Term	3 Years
Rental Increases	3%/YR

BUILDING PROFILE

OWNER OCCUPIED BAR UNIT



- **Bar Space: 6,049 SF**
 - **Patio: 950 SF**
 - **Covered: 500 SF**
- **Sale includes all FF&E and Liquor Inventory**
- **Space includes pool tables and games that generate additional revenue**
- **Max Occupancy: 299**

EL COMAL LEASED RESTAURANT SPACE



- **2,000 SF Restaurant Space**
- **Authentic Mexican Restaurant**
- **Newly Signed 3-year Lease**
- **4.6/5 Star on Google**

**The grill and kitchen appliances used at the restaurant are owned by the landlord.*

FURNITURE, FIXTURES, & EQUIPMENT LIST

Item Descriptions

- 4 Low Cushion Chairs
- 4 Claw Machines (1 Working/2 Maintenance)
- 4 Pool Tables
- 6 Pool Lights
- 1 World Series Poker Stand Up Game
- 153 Tall Stools
- 4 Buddy Bar Tables
- 2 Round Buddy Bar Tables
- 15 Black Square 4 Seater Tables (Possibly More)
- 6 Rectangle Tables
- 1 Golden Tee Game
- 11 TVs
- 2 Computers
- 2 Safes
- 1 Vending Machine
- Various Signs and Decor
- Approximately 2500 in Liquor
- Glassware, Pitchers, Mixing Tools
- 1 Deep Cooler
- 1 Front Open Cooler
- 1 Glassware Freezer
- 1 Stand-up Freezer
- Ice Making Machine
- 10 Various Garbage Cans
- All Kitchen Equipment and Appliances



FLOOR PLAN

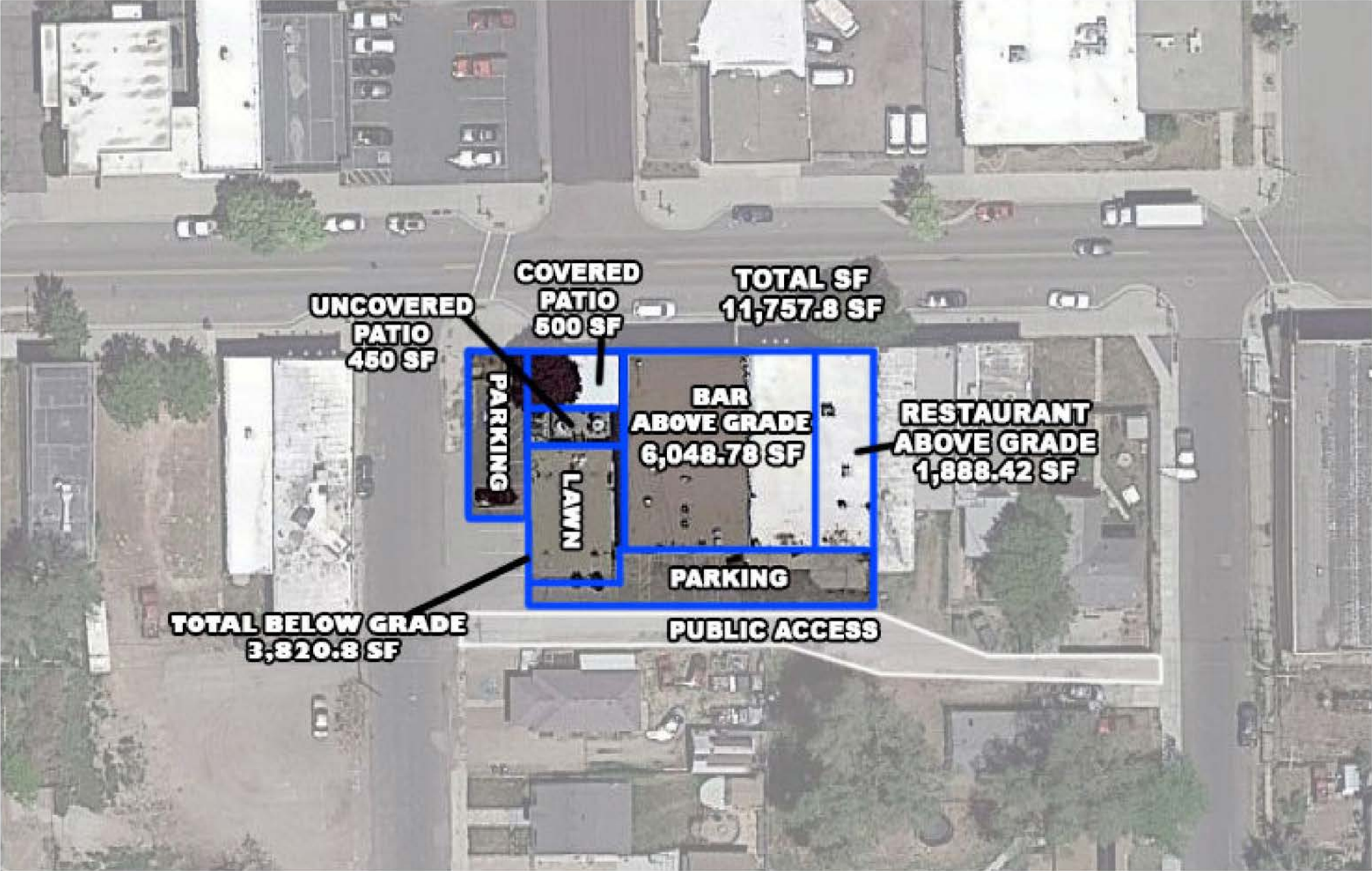


[Click Here to view Floor Plan/Virtual Tour](#)

MAGNA MARKET AERIAL



AERIAL MAP



DEMOGRAPHICS & TRAFFIC COUNTS

1 MILE RADIUS

POPULATION: 7,756
TOTAL HOUSEHOLDS: 2,527
AVG HOUSEHOLD INCOME: \$67,005

5 MILE RADIUS

POPULATION: 66,183
TOTAL HOUSEHOLDS: 18,202
AVG HOUSEHOLD INCOME: \$86,224

10 MILE RADIUS

POPULATION: 357,360
TOTAL HOUSEHOLDS: 103,739
AVG HOUSEHOLD INCOME: \$84,715

TRAFFIC COUNT

- Magna Main St: 4,389 ADT
- 8400 W: 17,917 ADT
- 2700 S: 4,301 ADT
- 9200 W: 2,108 ADT
- Utah State Route 201: 13,095 ADT



EXTERIOR PHOTOS



FILLING STATION PHOTOS



RESTAURANT PHOTOS



CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 8987 W Magna Main St, Magna, UT 84044. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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