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## Theater being sold

### Broker plans offices for old Marcus movie house in Falls

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**Menomonee Falls** - Falls Festivals Corp. has accepted an offer to sell the old Marcus Cinemas theater to a real estate broker who plans to convert the Main St. building to offices.

David Glazer, the broker, and Ted Klumb of Equity Commercial Real Estate, the agent for Falls Fest, confirmed Monday that the sale is in the works and near completion.

Glazer and Klumb said they are not at liberty to disclose the purchase price until Glazer has closed on the building. Falls Festivals Corp. was seeking \$630,000 for the former theater.

The non-profit organization that runs the village's annual summer community festival purchased the building in March 2003 for \$250,000 from Marcus in a sale that rested on Marcus' receiving approval from the Village Board for a four-screen addition to its complex of theaters near W. Appleton Ave. At the time, the Main St. theater was assessed at \$949,200, according to Waukesha County records.

The Village Board, after earlier rejecting Marcus' expansion proposal, approved the addition in early March 2003. By mid-March of that year, Falls Fest became the old theater's owner.

Falls Fest had hoped to turn the theater into a performing arts center. It dropped the plan and put the theater on the market after determining it would cost at least \$2 million to renovate the building.

Glazer said he is working with a potential tenant who would use about 12,000 of the building's 16,500 square feet. The building is on 1.4 acres at N88-W15353 Main St.

Though the redeveloped theater would have mainly offices, Glazer said there is potential to have some retail at the site. The plans are not yet final, he said.

Among the things that attracted him to the Falls building, Glazer said, is its location a short distance from U.S. Highway 41/45. "There's a lot of opportunity with access to the expressway," he said.