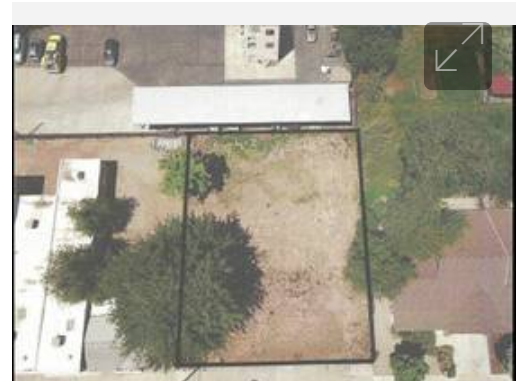


MLS# 1791827

Tour/Open: None
List Price: \$600,000
Lease Price: \$0
CDOM: 84
DOM: 84
Address: 141 E 100 South St
NS/EW: 100 S / 141 E
City: Moab, UT 84532
County: Grand
Plat: TOWN BLOCK 13
Tax ID: 01-0B13-0003 • History
Zoning Code: C-3

Status: Active
Price Per:
Entry Date: 02/15/2022

LOT #: 2
Est. Taxes: \$4,160
HOA Fee: \$0

**Jr High:** Grand County

Acre FT./Share: 0.00 |
Dev. Spring: |

School Dist: Grand
Sr High: Grand County
Acre FT./Share: 0.00 |
Wells: |
Culinary Well Health Inspected:
Prop Type: Commercial
Acres: 0.25
Frontage: 91.0
Side: 115.5
Back: 91.0
Irregular: No
Facing: S
Drv. Access: Concrete; Gravel
Water Distance: 1 feet
Sewer Distance: 1 feet
Gas Distance: 1 feet
Usable Electric: 1 feet
Pressurized Irr.:
Conn. Fees: Gas; Power; Sewer; Water
Irrigation Co:
Water: Connected
Exterior Feat.:
Irrigation:
Land Use:
Utilities: Gas: Available; Power: Available; Sewer: Available
Zoning: Commercial
Possession: closing
Terms: Cash
CCR: No
Lot Facts: Curb & Gutter; Excl. Mineral Rights; Excl. Oil/Gas Rights; Fenced: Full; Terrain: Flat; View: Mountain; View: Valley
Pre-Market:
Township: 26
Range: 21
Section: 1
Section Desc.: Sec. 1, T26S, R21E, S.L.B.&M.

Driving Dir: Turn East off Main St. at 100 S. intersection and proceed East for approximate 1 1/2 blocks on left (north side) Fenced.

Remarks: Right Downtown C-3 Central Commercial Zoning at 141 E. 100 S. in the heart of Moab. Cleared and ready to build any of the permitted uses : Retail establishments, Service enterprises, Office Buildings, Clinics, Utility Buildings, Appliance shops, auto body & fender shops, beer parlors & alcohol dispensing establishments, cafes & food drive-ins, service stations, public buildings and many uses similar to these. C-3 Zoning doesn't have setback requirements. Utilities stubbed to lot. Walking distance from Main St.. Motels and lodging in close proximity, and Fire Department is immediately adjacent to the North. Residential development allowed on second level above commercial establishments. Centerline markers of underground irrigation easement on West boundary fence and on East boundary fence, and on both sides a small hole has been dug to expose the buried pipe to reveal that pipeline is there at centerline of easement. Zoning ordinance is attached in documents along with plat map. Water and sewer service and electrical power have been connected previously on this property. Utility Connection fees not paid by seller.

Agt Remarks:
HOA Remarks:
Clos Remarks:

Attached Documents

Contact: Janie Tuft
L/Agent: Jane Tuft
L/Office: Moab Premier Properties

Owner: William W. Winfield
Contact Type: Agent
Email: janietuft@gmail.com

Owner Type: Property Owner
Ph 1: 435-260-1572
Ph: 435-260-1572
Ph: 435-259-7337

Ph 2: 435-259-8360
Mobile: 435-260-1572
Fax: 435-259-4867

BAC: 2.5%

Wthdrwn Dt:

Dual/Var: No

Off Mkt Dt:

List Type: Exclusive Right to Sell (ERS)

Exp Dt: 10/01/2022

Comm Type: Net

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