


615 W Main Street, Escalante, UT 84726		23-238522 Land, Lot & Water Active \$340,000			
<i>Provided as a courtesy of</i> Rosa Lee White BRYCE CANYON REAL ESTATE 15 South Red Rock Drive Cannonville, UT 84718 Direct - (801) 850-4337 utahrose@gmail.com http://brycecanyonrealestate.com License #: 10124109-AB00					
Approved by MLS:	Yes	Office Listing #:	TERE	List Price/Acre:	59,130.43
Possession Date:		Short Sale Status:	No		
Geo Lat:	37.772366	Geo Lon:	-111.613422	Cross Street:	700 W
County:	Other	Subdivision:		Township:	35S
Range:	3E	Section:		Elementary Schools:	Out of Area
Intermediate Schools:	Out of Area	Jr. High Schools:	Out of Area	Sr. High Schools:	Out of Area
Tax ID:	E-325-1 & E-325-2	Zoning:	Commercial	Total Taxes:	327
Tax Year:	2022				
Listing Class:	Land/Acreage	Lot Acres:	5.75	Aprx SqFt:	250,470
Lot Dimensions:		Price Per Unit \$:		Lot Frontage:	980
Lot Depth:		Lot Irregular:	Yes	Association Dues:	0
Assoc Dues Period:	N/A	Ownership Transfer Fee:	No	Ownership Fee Amount:	
Buyer/Office Comm:	3	Buyer/Office Comm Type:	%		
Seller Concessions:		Sold Price/Acre:			
Public Remarks: Can't beat these views with 1000ft Frontage! Commercial (or can build Residential) parcel on Scenic Byway 12- Great location at entrance to town, next to the BLM Visitor Center w/ incredible views of Escalante Canyons! 2 Parcels (4.57 Ac & 1.18Ac) Total of 5.75 acres for development of hotel, Airbnb, restaurant, PUD , or build a comfortable home nestled in the trees (lot goes 300-500ft deep so road is not visible). Water meter, sewer and power on the large parcel, and lot lines can be adjusted. City park on the East. Parcels this size on Main St don't come along very often. Great investment potential with growing tourist town in the heart of the Grand Staircase Escalante Nat'l Monument. Listing compensation only offered to MLS participants.					
Directions: West end of town on Hwy 12					
Utilities: Culinary, City; Sewer		Engineering: Plat Map; Survey Available		Builder Restrictions: Bring your own Builder	
Land Features: Access, Public; Fenced Part; Flood Zone Unknown; Road Paved; Rural; Terrain Flat; Terrain Slope; View City; View Mountains		Zoning: Commercial; Mixed Zoning; Multi-Family; PUD; Recreation; Residential; Special Purpose; Zone City		Terms of Sale: Cash; Conventional	
List Price:	340,000				

Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Rosa Lee White on Friday, February 09, 2024 9:13 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.