

COLDWELL BANKER COMMERCIAL ADVISORS

KAMAS DEVELOPMENT LAND

600 WEST HWY 248 & PAGE LANE HWY 32 KAMAS, UTAH
RECREATION AREA OPPORTUNITY

PARCEL 1 - 808 WEST HWY 248	PARCEL 2 - SR 32 / MAIN ST
<ul style="list-style-type: none"> 9.23 acres (Seller has 2 additional adjacent lots under contract - up to 22.27 acres could be purchased) ~709' Frontage on Hwy 248 Zoned "Commercial Corridor" Asking price: \$2,170,000 	<ul style="list-style-type: none"> 24.38 acres 825' frontage on Hwy 32 1,270' frontage on Page Lane Zoned "R0" - application submitted for rezoning to Mixed Retail/Housing Asking price: \$2,065,000

NOTE: Seller does not yet own all of the 22.27 acre parcel on Hwy 248, but does have them under contract.

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SALE:

BUTLER PARCELS

Kamas Valley,
 Kamas, UT 84036

FEATURES AND AMENITIES

LOT SIZE: 40.49 ACRE
SALE PRICE (\$): 4,200,000

Parcel CD-632 = 24.38 acres Parcel KT-606 = 6.88 acres
 Parcel KT-621 = 9.23 acres 3 parcels totaling 40.49 acres

See online listing: colliers.com/p-USA1039058

BROKER DETAILS

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