

kw ST.GEORGE COMMERCIAL

Commercial Development Ground

2.01 Acres Commercial Ground

409 W Telegraph Rd Washington — Near Walmart



High Traffic, High Exposure Location

- General Plan Zoned Commercial
- City to Allow C-1, C-2, or Administrative/Professional Zoning
- Major Retail District Greater St. George Market
- AADT 19,000 (2019).
- AADT Cross Street 3050 East 26,000 AADT

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Prime Expansion Location

C-1, C-2, or A/P Commercial





SUBJECT



Parcel	Acres
W-6-B-1-A	0.56
W-4-A-2-B-1	0.48
W-7-B-1-A	0.03
W-6-B-2	0.30
W-4-A-2-A-1	0.64
	2.01

Current Improvements

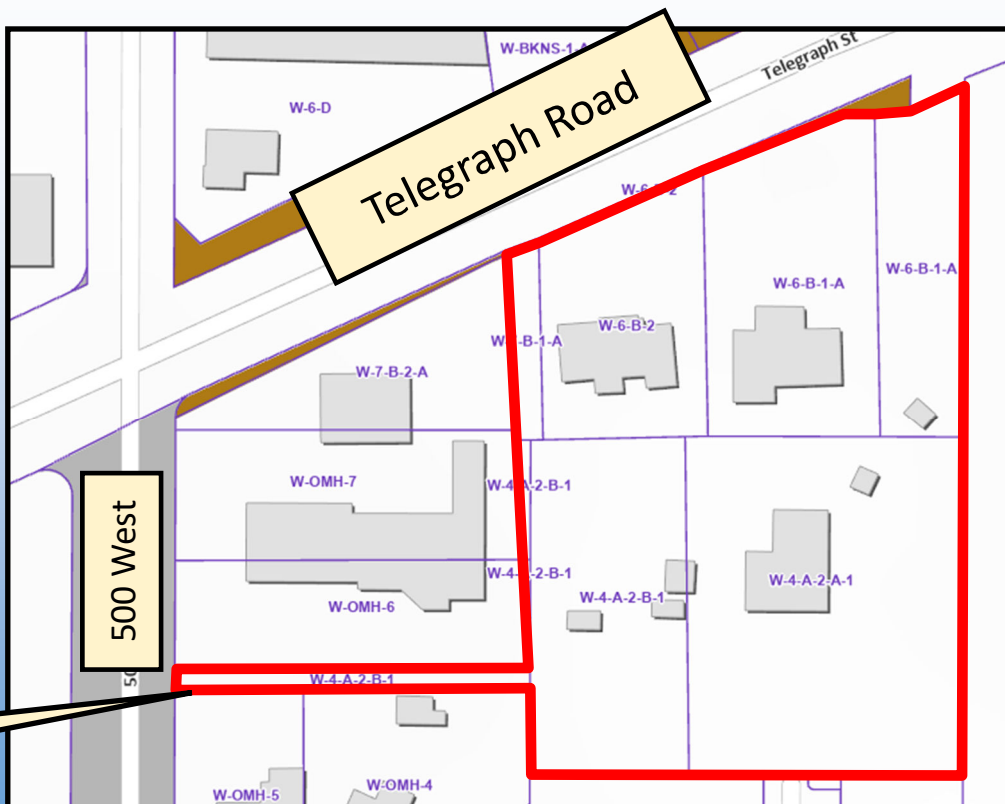


1974 sq ft residential
0.30 acres; 3BR/2BA
Built 1977

1380 sq ft residential
0.56 acres; 3BR/2BA
Built 1958

2576 sq ft residential
0.64 Acres; 4BR/3BA
Basement
Built 1978

Vacant Ground:
2 parcels
0.48 Acres
0.03 Acres



12 ft Wide
Secondary Access

Surrounding Properties

