

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UTAH
PROPERTIES



OPPORTUNITY ABOUNDS



Canyon Shadow Subdivision
Moab, UT 84532



DEVELOPMENT LAND	4.67 ACRES	\$2,900,000 LISTED PRICE
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Located in San Juan County, this 4.67-acre development parcel offers over 440 ft of Highway 191 frontage. A rare gem in Moab's investment market, Canyon Shadow Subdivision presents exceptional short-rental potential either with a permitted hotel or motel or with the current platted 16unit twin home subdivision with approved short-term rental use. The current common area provides ample space for additional trailer parking and other non-structural amenities, enhancing the versatility of the site. It's your opportunity to build with the current subdivision or liquidate the current plat to make it a clean palate for your personal vision! Situated in close proximity to Ken's Lake, Steel Bender Trail, Behind the Rocks, and the La Sal Mountains, Canyon Shadow offers a prime location for outdoor enthusiasts and investors alike.

Canyon Shadow Subdivision
MLS 2016044



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