

# \$3,560,990 - 3955 S Washington Fields Road, Washington

MLS® #21-224373

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## \$3,560,990

Bedroom, Bathroom, 169,571 sqft  
Land & Water on 3.89 Acres

BEDFORD, Washington, UT

Commercial Property! Currently zoned C-1. Great location, new road divides two pieces. Proposed heavy traffic area. Each piece has 2 frontages. Utilities to the property. Curb and gutter. New road to connect to St. George by Crimson High School. C-store, Restaurant, Offices, Medical Retail, Fast Food. C-1 uses in documents. Exciting new area, close to proposed 55 acre Sports Park. Currently zoned C-1, list of C-1 uses in Documents. Property co-listed with Vantage Real Estate, Steve Kemp 435-313-7007.

\$21 a sq. ft.

Priced at \$3,560,990 for both pieces, will sell one parcel. Both pieces have 2 frontages.



## Essential Information

MLS® #	21-224373
Price	\$3,560,990
Square Footage	169,571
Acres	3.89
Type	Land & Water
Sub-Type	Land/Acreage
Status	Active

## Community Information

Address	3955 S Washington Fields Road
Area	Greater St. George
Subdivision	BEDFORD
City	Washington

County	Washington
State	UT
Zip Code	84780

### **Amenities**

Utilities	Culinary, City, Sewer, Stubbed In, Electricity, Other
Features	Access, Public, Road Paved, Curb & Gutter

### **School Information**

Elementary	1LRQXRL7R7AE
Middle	1LRQXRWS6MZH
High	1LRQXRWTXZ8P

### **Additional Information**

Zoning	Commercial
HOA Fees	0.00
HOA Fees Freq.	1LRQ94EE8NZE

### **Listing Details**

Listing Office	I PRO REALTY NETWORK SG
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