

**COLDWELL
BANKER**

ARCHES REALTY

Each Office Is Independently
Owned And Operated.

150 East Center Street
Moab, Utah 84532
www.moabproperties.com
Office: 435-259-5693
Toll free: 800-634-0770
Fax: 435-259-4547



You sit. We'll fetch!

*Best Wishes
for a Happy
and
Prosperous
New Year!*

RESIDENTIAL



**MLS #9353 LOT 22B
\$179,500**

*PERFECT DREAM HOME OR
INVESTMENT PROPERTY*

**CONVENIENTLY LOCATED NEAR:
Mill Creek Parkway • Downtown
Rotary Park • Schools • Library
Neighborhood market**

Secluded quiet street with mature
landscaping. Level and ready to build.

Lot 22A is available to purchase with Lot 22B. Price is negotiable on a two lot purchase deal. Each lot can have one home on it or you can have an extra large lot for your custom dream home in one of Moab's most popular neighborhoods!! You can also put in a twin home if you purchase both lots making this a potential income property. Each lot is approximately 12,000+ square feet. Currently has a rental income producing trailer on property.

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ARCHES REALTY
150 E. Center Street
Moab, UT 984532

Kelly Stelter, Realtor
Office: 435-259-5693
Cell: 435-260-8011
Suzanne Lewis, Broker
435-260-2658



#9378 NICE 2 BEDROOM, 1 BATH COTTAGE in beautiful Castle Valley. Built in 2001. On demand hot water system; in floor heating; wood stove. Deeded irrigation water rights. Culinary water well. 600+ sq. ft. shop wired with 220 and a barn. \$365,000



#9474 LOTS of options with 2 LOTS AND 1 HOUSE. 1.43 acres subdivided into two lots. Cozy 704 sq. ft. 2 bedroom, 2 bath home with a full basement. Horse property with corrals. \$288,600



#9303 LARGE SPACIOUS HOME IN MOAB CITY LIMITS. Great location on the East side of town. Beautiful



hardwood floors. Five bedrooms. Large fenced backyard. Extra family room downstairs with an exit to the backyard. \$229,800



#9190 THE OPPORTUNITY TO LIVE IN CASTLE VALLEY at an affordable price. Great views, yummy water. Needs some TLC. Has new carpeting. \$199,000



#9041 THREE PARCELS TOTALING 11.99 ACRES IN GREEN RIVER, UT, with 2 manufactured homes. Live in one and rent the other. 183' of river frontage. Greenbelt. \$189,900

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ARCHES REALTY
150 E. Center St. • Moab, UT 84532
is pleased to announce
the listing of:

Mulberry Grove

**A Pedestrian Centered,
GREEN Neighborhood
in Moab, Utah**

- In-Town Location
 - Lot sizes: 5,000 sf to 15,000+
 - Creek Side Lots
 - Orchard & Rim View Lots
 - Green Building Program
 - Orchards
 - Agricultural Land
 - Wildlife Habitat
 - Community Gardens
 - Affordable Housing Program
- A Sustainable Living Design**



Contact **Kelly Stelter**, Realtor
for more information.
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COMMERCIAL



#7059 GREAT RENTAL INCOME from this commercial property. Recent renovations; new roof in 2001. Owner/Agent. **\$1,300,000**



#8063 IDEAL COMMERCIAL LOCATION. South Main Street. Efficient yet beautifully styled two-story building with a private garden area and 600 sf warehouse. **\$645,000**



#9341 LARGE COMMERCIAL BUILDING WITH ACREAGE. 3400 sf of warehouse space and 632 sf of display/sales area on main floor; 1,000 sf upper loft with office space, a conference room and storage space. Cold storage 20'x20' outer building. 1.8 acres **\$1,300,000**

LAND



#9500 & #9503 BRIDGER JACK MESA is a beautiful, secluded subdivision just 15 minutes from Moab. Each lot has unique features. Right now there is a good selection so it's worth coming out to look, even in winter. Kris has owned property on the mesa for many years and knows it well. Call her for more information. **Lot 10** 8.78 acres with an amazing sandstone wall for rock climbing. **\$154,900** **Lot 8** 14.8 acres with in-your-face views of the LaSal Mountains. Power on property. **\$199,500**



#9164 PRISTINE 5.22 ACRE LOT IN MAJESTIC KAYENTA HEIGHTS. Serene and beautiful with extraordinary 360° views. Property has survey markers and street access. Seller has architectural house plan that can be included in the sale. **\$391,500**



#9416 RED ROCK BEAUTY AND RECREATION ALL AROUND YOUR DREAM HOME. Great building lot in Solano Vallejo. .27 Acres. All utilities stubbed to lot. Red Rock views. Ready for your custom home in one of Moab's finest residential areas. **\$129,900**

#7173 PRIME LAND IN BLUFF. 6.93 acres. Great red rock views. South boundary borders BLM and San Juan River with easy river access. **\$138,600**

#8199 4 PARCELS AT CRESCENT JUNCTION. Parcel 1 is 21.67 acres; Parcel 2 is 14.14 acres; Parcel 3 is 5.51 acres and Parcel 4 is 21.3 acres. **Will sell all for \$420,000 or each parcel separately for \$7,000 per acre.**

#8295 FLAT IRON MESA LOT WITH ALL THE VIEWS of red rocks and mountains. 14.57 acres ready to build on. Water well, needs pump, and septic system are in. Electricity and phone lines are buried under the drive to the house site. Borders BLM property. Hike or bike from your front door. **\$259,000**

#8507 BRIDGER JACK MESA ACREAGE. 10+ acres with incredible views of the LaSal Mountains and "Behind the Rocks" recreation area. Ten minutes from downtown Moab. Beautiful and spacious with good protective CC&R's. **\$190,000**

#8608 PRIME LOT LOCATED IN MOAB CITY LIMITS. Great views of the valley, Moab Rim, and the LaSal Mountains. Ready for that custom home! **Only \$48,900**

#9154 RARE .5 ACRE IN-TOWN LOT. Incredible unobstructed views from the LaSal Mountains to Arches National Park. Everything is in place to build your dream home in Moab. **\$95,000**

#9476 4.95 ACRE LOT IN BEAUTIFUL CASTLE VALLEY. Great views and only a short distance to Moab, Arches and Canyonlands National Parks and Dead Horse Point State Park. **\$175,000**

#9489 AMAZING VIEWS OVER MOAB to sandstone cliffs and the LaSal Mountains. Wonderful star gazing. In town lot ready to build on. Adjacent to trails and BLM. **\$72,500**

#9506 BUILDABLE LOT WITH NO CC&R's. Beautiful views. Just west of Navajo Ridge. All utilities stubbed to the lot and ready for your custom home. **\$324,000**