



MLS # **725573**
 Status **NEW**
 Class **LAND**
 Type **Multi-Family**
 Address **1220 Montezuma Avenue**
 City **Cortez**
 Zip **81321**
 Area **Cortez**
 Asking Price **\$165,000**
 Original Price **\$165,000**

Sewer Tap Avail **Yes**
 Sewer/Septic In **No**
 Sewer Paid **No**
 Water Tap Avail **Yes**
 Water Tap Installed **No**
 Water Tap Paid **No**
 IDX Include **Y**
No
No
 Sold Price
 Sold Price/Acre

Additional Photos



General

Subdv Name **Dennison**
 County **Montezuma**
 Elem. School **Kemper K-5**
 Middle School **Cortez 6-8**
 High School **Montezuma-Cortez 9-12**
 Fronts **rec center to the west**
 Lot Dimension **Irregular**
 Apx.Total Acres **1.53**
 Price/Acre **\$107,843.14**
 Apx. Irrig. Acres
 Irrigation/Water District
 UTILITIES **Electricity Near, Phone Near, Natural Gas Near, Internet, Phone - Cell Reception**
 Electric Supplier **Empire**
 Gas Supplier **Atmos**

HOA/Metro Fees
 HOA/Metro Fees
 Frequency
 Days On Market **0**
 Cumulative DOM **298**
 Listing Office 1 - Office **Southwest Realty Cortez**
 Name
 Owner Name **Mcghee Richard C**
 Addendum

3 potential scenarios are in associated docs. It will get your mind turning around great potential! Note possible configurations in the pictures. Irrigation pipe is to the east of the property. I have no idea if irrigation would be available.

Financial

Special Assmnt Y/N **No**
 Tax Year **2015** Total Taxes \$ **2208**

EM Deposit \$ **1500**
 EM Holder **SW Realty**
 Possession **Day of Closing**

Features

Electricity **No**
 Sewer/Septic Supplier **City sewer**

PROPERTY DESCRIPTION **Adj to Greenbelt**
 STREET DESCRIPTION/ACCESS **City/Town, Paved**
 TOPOGRAPHY **Level**
 Price/Acres # **\$107,843.14**
 Price/Sqft **\$2.48**

TERMS **Cash, Conventional**
 REO/Lender Owned **No**
 Elevation **5800**
 VIEWS **Mountains**
 ZONING **Commercial, Residential Multi Family**

Additional Comments
 Directions **One street north of Main Street, next to Rec Center and park**

Remarks

Great opportunity for development! Next to the gorgeous Parque de Vida park and recreational center, this parcel is zoned commercial or multi-family and would be an excellent spot for between 10-15 townhomes or condos. Keep them single story with a garage and I feel there would be a good market for this style. Within walking distance of shopping, restaurants, the library and the new City Complex, these homes would fit the needs of many people. Priced to sell, this could be a great opportunity for you!



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