

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 Sewer/Septic In No Sewer Paid No Water Tap Avail Yes Water Tap Installed No Water Tap Paid No IDX Include No

Yes

No

Sold Price Sold Price/Acre

Additional Photos









General

Subdy Name **Dennison** Montezuma County 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

Financial

Special Assemnt Y/N No Tax Year

HOA/Metro Fees **HOA/Metro Fees** Frequency Days On Market Cumulative DOM

298 Listing Office 1 - Office Southwest Realty Cortez

Name

Owner Name Addendum

Mcghee Richard C

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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.

2015

Total Taxes \$ 2208

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

Features

Electricity No Sewer/Septic Supplier City sewer PROPERTY DESCRIPTION STREET DESCRIPTION/ACCESS **TOPOGRAPHY** Price/Acres #

Price/Sqft

Adj to Greenbelt City/Town, Paved

Level \$107,843.14 \$2.48

TERMS Cash, Conventional

REO/Lender Owned No Elevation 5800 Mountains VIFWS

Commercial, Residential Multi **ZONING**

Family

Additional Comments

Directions

One street north of Main Street, next to Rec Center and park

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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