

## PROPERTY IN COUNTY – ZONED GENERAL BUSINESS



Approximately 1.55-acre parcel zoned General Business in the County, containing a 3-bedroom, 2-bath manufactured home and 3-car garage. Irrigation ditch water and spring. Strategic parcel in the path of development.

**\$650,000.00**

<b>MLS #</b>	560193
<b>ADDRESS</b>	17108 S. Hwy. 550, Montrose
<b>PRICE</b>	\$650,000.00
<b>SQ. FT. FINISHED</b>	1,344
<b>YEAR BUILT</b>	1978
<b>ZONED</b>	Commercial
<b>TAXES</b>	\$488.00 YEAR: 2005
<b>LOT SIZE</b>	Approx. 1.55 acres
<b>ROAD ACCESS</b>	Private, dirt, shared drive
<b>HEAT</b>	Forced air, propane, tank leased
<b>DOMESTIC WATER</b>	Installed, Tri-County
<b>DOMESTIC SEWER</b>	Septic
<b>ELECTRIC</b>	DMEA
<b>GAS</b>	Propane
<b>OTHER HEAT</b>	Wood, pellet
<b>COOLING</b>	Evaporative cooler
<b>BEDROOMS</b>	3
<b>BATHS</b>	2
<b>GARAGE</b>	3-car



**DIRECTIONS:** South on Hwy 550 to Chipeta, East on Chipeta (private Lane) to property

Information deemed reliable, but not guaranteed. All measurements are approximate.

**OBERTO & CO.**  
REAL ESTATE



MULTIPLE LISTING SERVICE  
**MLS**

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