

PRIME DEVELOPMENT LAND

54.9 Acres Zoned Commercial/Light Industrial/Agricultural



Great property located south of Montrose on Highway 550. A total of 54.9 acres with approximately 17 acres zoned Commercial/Light Industrial and the remaining zoned Ag. Property includes irrigation water, 2 Tri-County water taps and a 4,000-sq.-ft. building. Prime for future development with highway location near Cornerstone Development, on the way to Telluride and Ouray County.

\$1,950,000



MLS # 600236
Address 21975 S. Hwy. 550
Taxes \$2,613.52 (2007)
Lot Size 54.9 acres (approx.)
Zoning Comm./Lt.Indus./Ag.

Water Supplier Tri-County
Irrigation District Ouray Ditch
Irrigation Water 2.4 shares
Septic Yes
Electric Supplier DMEA
Gas Supplier SourceGas

Directions Highway 550 south approximately 5 miles between RV Park and storage units. Property on west side of highway at sign.

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

OBERTO & CO.
REAL ESTATE



MLS

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