

# GREAT LOCATION ACROSS FROM HOME DEPOT



West Front Lot at West Ogden

**\$550,000**

|                        |                  |
|------------------------|------------------|
| <b>MLS #</b>           | 659630           |
| <b>ADDRESS</b>         | 1311 W. Ogden    |
| <b>PRICE</b>           | \$550,000        |
| <b>TAXES</b>           | \$8,938.12- 2010 |
| <b>APPROX. ACRES</b>   | 1                |
| <b>ZONING</b>          | B-2              |
| <b>SEWER H/U Avail</b> | Yes but not paid |
| <b>WATER TAP Avail</b> | Yes but not paid |
| <b>WATER/SEWER</b>     | City of Montrose |
| <b>ELECTRIC</b>        | DMEA             |
| <b>GAS</b>             | SourceGas        |
| <b>HOA/METRO FEES</b>  | \$1,000.00       |
| <b>HOA FREQUENCY</b>   | Yearly           |



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

**OBERTO & CO.**  
REAL ESTATE



MULTIPLE LISTING SERVICE  
**MLS**

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