

MLS #: M115118A (Active) List Price: \$30,000

2330 Alma Ave Pueblo, CO 81004

Pueblo County GIS Online Maps Viewer

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TOTAL ACRES: 0.135
 ACREAGE RANGE:
 ACREAGE SOURCE: Court House
 POSSIBLE USE: Multi-Family, Apartment
 PRICE PER ACRE: \$222,222.22

SUB AREA: Minnequa Area
 AREA: South
 SCHOOL DISTRICT: 60
 TAXES: 191.14
 PRIOR TAX YEAR: 2007

LEGAL DESCRIPTION: LOT 3 BLK 10 MAHONEY SUB 2ND
 PARCEL NUMBER: 1514203002
 LOT: 3 BLOCK: 10 TRACT/FILING/UNIT: Maho

PARCEL #-2:
 DEED PROVIDED: General

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| WATER RIGHTS: No | DESCRIPTION: MULTIFAMILY LOT | ZONING: R-4 |
| FRONTAGE: 56 | LOT FACES: west | LOT SQFT: 5880 |
| IRREGULAR LOT SIZE: No | LOT DIMENSIONS: 56X105 | |
| POA FEES: | HOA DUES: | HOA INCLUSIONS: None |
| PROPERTY DISCLOSURE AVAIL: No | | PROVIDE PROPERTY DISC: No |
| DISCLOSURE: None | | |
| DOCUMENTS ON FILE: No Documents | | |
| VARIABLE COMMISSION: No | COMM BA %: 3 | COMM TB %: 3 |
| EARNEST MONEY REQUIRED: 1000 | | POSSESSION: day of close |
| TERMS: Cash, Conventional, Owner Carry, Owner Carry 2nd | | EARNEST MONEY TO: Land Title |
| TOPOGRAPHY/LOT DESCRIPTION: Flat, Open Lot | | SHOWING INSTRUCTIONS: None |
| ACCESS: Paved, Town/City | | CROPS: None |
| WATER COMPANY: Pblo Water | | IRRIGATION: None |
| WATER: City Water | | EXTRAS: None |
| SEWER: City Sewer | | CURBS/GUTTERS: Yes |
| ELECTRIC CO: Aquila | | CURBS & GUTTERS: Curbs In, Gutters In |
| ELECTRIC: | | STRUCTURES: |
| GAS COMPANY: Xcel | | MARQUEE: Yes |
| GAS: Natural Gas-Available | | MINERAL RIGHTS: |
| | | GRAZING RIGHTS: |

PUBLIC REMARKS: 3 MULTI-FAMILY AND/OR DUPLEX LOTS IN A ROW. PARCELS CAN BE COMBINED OR SOLD SEPARATELY.

DIRECTIONS: 1 BLOCK EAST AND PARALLEL TO PRAIRIE. BETWEEN TUCCI AND ONEAL STREETS

MLS/AGENT ONLY REMARKS: ADDRESS IS ESTIMATED

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| LIST DATE: 2/14/2008 | DAYS ON MARKET: 49 | CONTRACT DATE: |
| ORIGINAL LIST PRICE: \$30,000 | INTERNET: Yes | PHOTO: N/A-Land |

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| LIMITED SERVICE: No | LIMITED SERVICE PROVIDES: |
| OFFICE NAME: 345 REALTY, INC (#:541) | LISTING AGENT: ADDISON JOHNSTON (#:1276) |
| PHONE: (719) 248-8585 | AGENT EMAIL: AJ345@COMCAST.NET |
| FAX: (719) 213-2519 | PHONE: (719) 248-8585 |

Information Herein Deemed Reliable but Not Guaranteed