

MLS #: M115122A (Active) List Price: \$30,000

2400 Alma Ave Pueblo, CO 81004



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 4 BLK 10 MAHONEY SUB 2ND  
 PARCEL NUMBER: 1514203004  
 LOT: 4 BLOCK: 10 TRACT/FILING/UNIT: Maho

PARCEL #-2:  
 DEED PROVIDED: General

WATER RIGHTS: No	DESCRIPTION: MULTI FAMILY 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	COMM BA %: 3	COMM TB %: 3
VARIABLE COMMISSION: No		POSSESSION: AT CLOSE
EARNEST MONEY REQUIRED:		EARNEST MONEY TO:
TERMS: Cash, Conventional, Owner Carry, Owner Carry 2nd		SHOWING INSTRUCTIONS: None
TOPOGRAPHY/LOT DESCRIPTION: Flat, Open Lot		CROPS: None
ACCESS: Paved, Town/City		IRRIGATION: None
WATER COMPANY: Pblo Water		EXTRAS: None
WATER: City Water		CURBS/GUTTERS: Yes
SEWER: City Sewer		CURBS & GUTTERS: Curbs In, Gutters In
ELECTRIC CO: Aquila		STRUCTURES: No
ELECTRIC:		MARQUEE: Yes
GAS COMPANY: Xcel		MINERAL RIGHTS: No
GAS: Natural Gas-Available		GRAZING RIGHTS: No

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

DIRECTIONS: ALMA RUNS PARALLEL TO PRAIRIE. BETWEEN TUCCI AND ONEAL

MLS/AGENT ONLY REMARKS: Address is estimated.

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

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