

MLS #: O115129A (Active) List Price: \$42,500

449 Skyway St Pueblo, CO 81001



BUSINESS TYPE: Warehouse, Industrial, Transportation, Other
APX BUSINESS SQFT: 1000
APX YEAR BUILT: 2002
STORIES: 1
SALE INCLUDES: Other
PRICE PER SQFT: \$42.50

SUB AREA: Airport Industrial Park
AREA: County
SCHOOL DISTRICT: 60
BASEMENT: No
GREEN BUILT: No
ENERGY RATED: No

BUSINESS DESCRIPTION: Biz or Personal Hangar
PARCEL NUMBER:

DEED PROVIDED:

WATER RIGHTS: No
LOT DIMENSIONS:
FRONTAGE:
LOCATION: Industrial Park, Other

IRREGULAR LOT SIZE: No

LOT SQFT: 0
DEPTH:
ACCESS: City Street
ZONING: C-1

INSURANCE EXPENSE: 186.25
WATER/SEWER EXPENSE: 0
TRASH EXPENSE: 0
OTHER EXPENSE: 0

MAINTENANCE EXPENSE: 139.00
GAS EXPENSE: 0
TOTAL MONTHLY EXPENSE: 27.10

ELECTRIC EXPENSE: 0
TAXES EXPENSE: 0
LAWN/SNOW EXPENSE: 0

LEASE TYPE/TERMS: Renewal Options, Other

LEASE INCLUDES: Building & Land, Business & Building, Other

DOCUMENTS AVAILABLE: Plat, Leases, Floor Plan

FLOOD ZONE/INSURANCE: Not Required

VARIABLE COMMISSION: No

COMM BA %: 3

COMM TB %: 3

POSSESSION:

EARNEST MONEY REQUIRED: 1000

EARNEST MONEY TO: LAND TITLE

OCCUPANCY: Tenants

FINANCING: Cash, Conventional, Trade/Exchange, Negotiable

SHOWING INSTRUCTIONS: CALL LSTG AGT

ROOF: Metal, Less than 10 years

ELECTRIC COMPANY: Aquila

HEATING TYPE: Other

COOLING TYPE: None

GAS COMPANY: Xcel

FUEL: Electric, Natural Gas

WATER COMPANY: Pblo Water

WATER TYPE/SEWER TYPE: City Water, City Sewer

DRIVEWAY/PARKING AREA: Other

ON STREET PARKING: No

OFF STREET PARKING SPACES:

CEILING HEIGHTS: 15'

OVERHEAD DOOR HEIGHTS: 13'

EQUIPMENT INCLUDED: None

MISCELLANEOUS: Fencing, Permits Required

PUBLIC REMARKS: T HANGAR 42'X33' - INSULATED CEILING AND DOORS. 220 & 110 ELEC SVC. ELECTRIC DOOR, CEMENT FLOOR, TAXI LANE, RESTROOM AND SHOWERS AT END OF THIS BUILDING OF T -HANGARS. THIS LEASEHOLD QUALIFIES FOR 1031 ACQUISITION. LOCAL FINANCING AVAILABLE FROM SUNFLOWER BANK. A SOUND BUSINESS OR PERSONAL PROPERTY INVESTMENT.

DIRECTIONS: ON CITY OF PUEBLO AIRPORT PROPERTY. TAKE AIRPORT EXIT FROM HIGHWAY 50 TOWARD AIRPORT TERMINAL. TURN NORTH ON SKYWAY TO HANGAR.

MLS/AGENT ONLY REMARKS:

LIST DATE: 2/14/2008
ORIGINAL LIST PRICE: \$42,500

DAYS ON MARKET: 49
INTERNET: Yes

CONTRACT DATE:
PHOTO: Provided

LIMITED SERVICE: No

LIMITED SERVICE PROVIDES:

OFFICE NAME: 345 REALTY, INC (#:541)

PHONE: (719) 248-8585

FAX: (719) 213-2519

LISTING AGENT: ADDISON JOHNSTON (#:1276)

AGENT EMAIL: AJ345@COMCAST.NET

PHONE: (719) 248-8585

Information Herein Deemed Reliable but Not Guaranteed