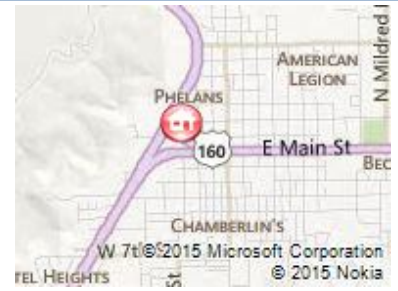


**PROPERTY ESSENTIALS**

<b>MLS #</b>	705447	<b>Class</b>	COMMERCIAL
<b>Status</b>	Active	<b>Type</b>	Office
<b>Asking Price</b>	\$369,000	<b>Apx.Total SF</b>	2,802
<b>Address</b>	220 W Main St	<b>List Price/Sqft</b>	\$131.69
<b>County</b>	Montezuma	<b>Apx.Total Acres</b>	0.30
<b>City</b>	Cortez	<b>Year Built</b>	1971
<b>State</b>	CO		
<b>Zip</b>	81321		
<b>Area</b>	Cortez		

**LISTING DETAILS**

<b>Listing Agent 1</b>	BARBARA SMITH - Cell: 970-394-4444	<b>Listing Agent 2</b>	Ronda G Smith
<b>Listing Office 1</b>	Southwest Realty Cortez - Main: 970-564-9870	<b>Listing Office 2</b>	Southwest Realty Cortez - Main: 970-564-9870
<b>Board Name</b>	Four Corners Board of Realtors	<b>Listing Date</b>	5/1/2015
<b>Listing Agreement</b>	Exclusive Right to Sell	<b>Expiration Date</b>	11/30/2015
<b>Agency Relationship</b>	Seller's Agent	<b>Original Price</b>	\$369,000
<b>Trans. Brkr Prcnt/\$</b>	3	<b>Owner Name</b>	Jerry Carlson Properties LLC
<b>Buyer Agency Prcnt/\$</b>	3	<b>Seller Licensed Y/N</b>	No
<b>Variable Rate Y/N</b>	No	<b>Exchange/Trade Y/N</b>	No
<b>Limited Service Y/N</b>	No	<b>Listed in other Class Y/N</b>	No
<b>Update Date</b>	5/4/2015	<b>Sale/Rent</b>	For Sale
<b>HotSheet Date</b>	5/4/2015	<b>Days On Market</b>	3
<b>Input Date</b>	5/3/2015 1:42 PM	<b>Cumulative DOM</b>	3
<b>Price/Apx.Total</b>	\$131.69	<b>Assoc. Doc. Count</b>	0
		<b>Status Date</b>	5/4/2015
		<b>Price Date</b>	5/3/2015
		<b>Picture</b>	20

**PROPERTY DETAILS**

<b>Water Front</b>	No	<b>Real Estate for Sale</b>	Yes
<b>Water Rights/Irrig.</b>	No	<b>Type of Sale</b>	Asset
<b>Subdv Name</b>	Cortez Original	<b>Lease Included</b>	No
<b>Legal/Lot Block</b>	Block 27, Lots 6-12	<b>Current Business</b>	Price Mine Service
<b>Lot Dimension</b>	107'x174'x38'x151'	<b>Year Started</b>	2008
<b>Lot Dim. Source</b>	Assessor	<b>Inventory Included</b>	No
<b>Zoning</b>	Retail/Wholesale Land	<b>Fixtures Included</b>	Yes
<b>Bldg Construction</b>	Block	<b>Books Available</b>	No
<b># of Units</b>	1	<b>CAM Y/N</b>	No
<b># Floors</b>	1		
<b>Main SF</b>	2,802		
<b>Finished SF</b>	2,802		
<b>Office SF</b>	2,802		
<b>SqFt Source</b>	Assessor		
<b>Loading Dock</b>	No		
<b>Railroad Siding/Spur</b>	No		

**FEATURES**

<b>CURRENT PROPERTY USE</b>	<b>ROOF</b>	<b>EXISTING UTILITIES</b>	<b>PARKING</b>
General Office	Metal	Water	2-10 Total Spaces
<b>POSSIBLE PROPERTY USE</b>	<b>FLOORING</b>	Natural Gas	<b>SHOWING INSTRUCTIONS</b>
General Office	Tile	Electric	Call Listing Agent
<b>ZONING</b>	Carpet	Internet	<b>TERMS</b>
Commercial	<b>HEATING FUEL/SOURCE</b>	<b>DOMESTIC WATER</b>	Cash
<b>LOT SIZE/ACERAGE</b>	Natural Gas	Public	Conventional
Less than 1/2	<b>HEATING SYSTEM</b>	<b>SEWER</b>	1031 Exchange
<b>FOUNDATION</b>	Forced Air	Public Sewer Installed	<b>AVAILABLE FOR AUCTION</b>
Concrete	<b>LIGHTING</b>	<b>STREET DESCRIPTION/ACCESS</b>	No
	Fluorescent	City/Town	
		Paved	

**PARCEL/TAX/OA**

<b>Parcel ID #</b>	561126249004
<b>Realist ID</b>	5611-262-49-004
<b>Tax Account ID</b>	R009565
<b>Tax Year</b>	2014
<b>Total Taxes \$</b>	5039

EM Deposit \$ 5000  
EM Holder SOUTHWEST REALTY

Possible Short Sale No  
REO/Lender Owned No  
FIPS Code 08083  
Owners Association(OA) No

**UTILITIES**

Water Supplier City of Cortez  
Water Well No  
Sewer/Septic Supplier Cortez Sanitation  
Gas Supplier Atmos Energy  
Electric Supplier Empire Electric  
Heat Type Forced Air

**PROP. DESCRIPTION/REMARKS**

COMMERCIAL BUILDING...in a great locations. Includes office space, conference room, training room and storage rooms and 8000sf parking lot.

**ADDENDUM**

Current owner is willing to rent back from new owner.

**AGENT CONFIDENTIAL REMARK**

Small sign in window. Showings will have to be during business hours. May not be shown if training sessions going on. Call for information.

**DIRECTIONS**

Corner of Main Street and Linden

**MARKETING INFO**

IDX Include	Yes	VOW Include	Yes
TRANSMIT TO REALTOR.COM	Yes	VOW Address	Yes
Client Hit Count	2	VOW Comment	Yes
Agent Hit Count	24	VOW AVM	Yes

**SOLD INFO**

**SECURE SHOW INSTRUCTIONS**

Call Barb@970-394-4444 or Ronda@970-799-3458

**ADDITIONAL PICTURES**

