

CLIENT HANDOUT



MLS #	704662
Class	LAND
Type	Commercial
Asking Price	\$245,000
Address	2762 E Main St.
City	Cortez
Status	Active
Sewer Tap Avail	Yes
Sewer/Septic In	No
Sewer Paid	No
Water Tap Avail	Yes
Water Tap Installed	No
Water Tap Paid	No
Mineral Rights	Unknown
Modular/Mobile Allow	No



Prepared Courtesy of: **Ronda G Smith**

Southwest Realty Cortez

General Info

Subdv Name	None	Press System Y/N	
County	Montezuma	Adjudicated Y/N	
Elem. School	Kemper K-5	Water Supplier	City of Cortez
Middle School	Cortez 6-8	Sewer/Septic Supplier	Cortez Sanitation
High School	Montezuma-Cortez 9-12	Gas Supplier	Atmos
Fronts		Electric Supplier	Empire Electric
Lot Dimension	170'x192'x198'x263'	HOA/Metro Fees	
Lot Dim, Source	Assessor	HOA/Metro Fees Frequency	
Apx.Total Acres	2.04		
Apx. Irrig. Acres			
Irrigation/Water District			

Financial

Special Assemnt Y/N	No	EM Deposit \$	2500	Possession	
Total Taxes \$	434	EM Holder	Southwest Realty	Preferred Title Comp.	Colorado Land Title
Tax Year	2014				

Features

LOT SIZE/ACREAGE	1-5 Acres	CURRENT PROPERTY USE	Commercial	FENCE	Chain Link
ZONING	Commercial	UTILITIES	Electricity Near, Phone Near, Natural Gas Near	TERMS	Cash, Conventional
POSSIBLE PROPERTY USE	Commercial, Residential Single Family	DOMESTIC WATER	Public	AVAILABLE FOR AUCTION	No
		DOMESTIC SEWER	Sewer Tap Available		
		STREET DESCRIPTION /ACCESS	City/Town, Paved, Gravel		
		TOPOGRAPHY	Level		

Remarks

Great Commercial Property! two parcels with 2+acres north off Highway 160 close to motels and restaurants.

This information is deemed reliable, but not guaranteed.