

6.5+/- ACRE COMMERCIAL / RESIDENTIAL DEVELOPMENT PROPERTY, WATKINS CO



DESCRIPTION: Prime commercial and /or residential development property.

ADDRESS: 35070 E Colfax Avenue, Watkins CO 80137.

LOCATION: From Denver E-470 and I-70 go East on I-70 6 miles and take Exit 295 at Watkins CO. Go Left over I-70 ¼ mile to Colfax Ave, then East 1 mile to Property on the South side of Colfax Ave aka US Hwy 36.

ACREAGE: 6.5+/- total acres per the Adams County Assessor.

PRICE: \$325,000.00 on 6.5+/- acres or approximately \$50,000 per acre. .

ZONING: The Property is presently zoned A-1 Agricultural. A Special Use Permit or Rezoning of the Property would be necessary for commercial and/ or residential development.

IMPROVEMENT: 1937—1,031 sf ranch house 5 bed 1 bath. 3/4 unfinished basement, 168sf shed and a 252sf shed.

WATER: Seller has no definable water rights. Buyer can apply to the Division of Water for a determination of water rights or obtain a decree of water rights. No water rights have been severed from the Property. Property has an unpermitted domestic well for the house. (Wells drilled prior to 1972 were not required to pull permits). All of Seller's water rights, if any, will transfer with the Property.

TOWER LEASE: Property is subject to a permanent 1.62 acre cellular tower lease. The lease has been paid in full and Buyer will receive no future compensation for the tower.

MINERALS: Seller owns 100% of the minerals rights which are not included in the purchase price. Said mineral rights can be purchased for an additional \$30,000.00. The Property is leased and production is underway. Seller has not received any royalty payments to date.

TAXES: 2019 annual property taxes \$1,125.00

NOTE: The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker may serve Buyer as a Transaction (neutral) Broker.