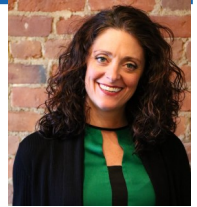




First
COLORADO LAND
Office

LISTING BROKER

Valerie Martinez
Broker Associate
719-431-9000 Cell
Valerie@FirstColorado.com



\$1,500,000
MLS #6411666

6907 County Road 105, Salida

- ♦ 2 Acres
- ♦ 1,104 SF House Built in 1971
- ♦ 2 Beds, 1 Bath
- ♦ Multiple Development Options
- ♦ Corner Lot
- ♦ 2021 Taxes \$738

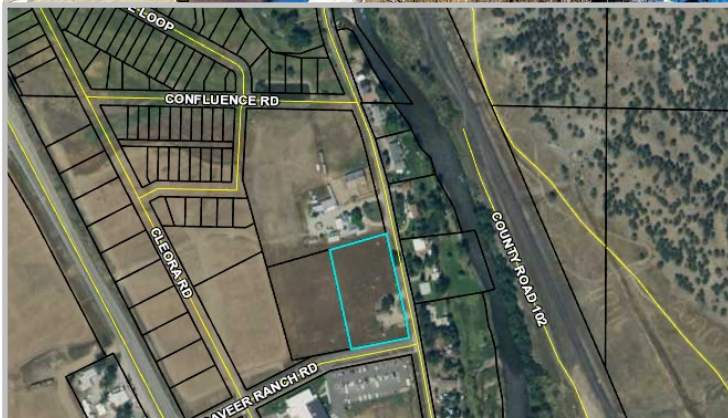


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ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

The value resides in the land and it's potential! Developers Dream!

This 2-acre parcel is located conveniently just off Highway 50 welcoming you to the activities that Salida has to offer! Located on the corner of Vandaveer Rd and CR 105 and surrounded by mountain views you can create an outdoor retreat for yourself and many others. Minutes to historic downtown Salida and walking distance to the Arkansas River makes this location one of a kind. Pre-annexed to the City of Salida utilities, there is water and sewer already on site. Buyer would be responsible for additional tap fees, but the process is already started! Some development options include subdividing into multiple lots or build multi-residential units, contact the City of Salida for all your development options.



Directions:

From Hwy 50 turn on Vandaveer Road then left on County Road 105. The property is at the corner of Vandaveer Road and County Road 105

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