

# 424 Pinon Street

Buena Vista, Colorado 81211



**NEW PRICE**

**\$1,140,000**

MLS #2567155

## PROPERTY AT A GLANCE

0.29 Acres – 4 City Lots  
1,856 SF Duplex, Built in 1940  
4 Beds, 3 Baths  
Development/Invest. Opp.  
Zoned Residential (R-2)  
Gas Heat  
City Water & Sewer  
No HOA Dues  
2021 Taxes: \$966



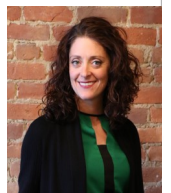
## *Incredible investment opportunity*

*located in the heart of downtown Buena Vista. This property is Zoned residential R-2 and includes 4 city lots that are ready to be developed with easy connection to electric, water, natural gas, and sewer. Extremely desirable location positioned in the center of town within walking distance to many shops and restaurants. This property boasts the majestic mountain views with numerous hiking/mountain bike trails and several local parks surrounding the property. The beautiful Arkansas River is also within walking distance providing adventure right outside your front door. The 1856 sf duplex includes one unit with two bedrooms and two bathrooms. The second unit offers two bedrooms and one bathroom. Bring your development and building plans to this site. Property is equipped for any developer with multiple investment opportunities encompassing four city lots together with potential for rental income.*



## **LISTING AGENT**

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Broker Associate  
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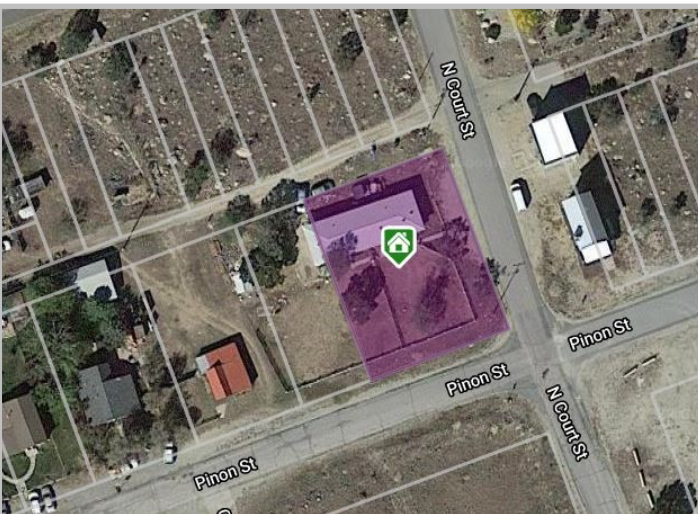
***FirstColorado.com - 719-395-0200 - 306 E. Main Street, Buena Vista, CO 81211***

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Directions: Highway 24 north turn right on East Main Street. Turn left on S Railroad Street; turn right on to Pinon Street. Property is located on the left.



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