523 S Sherman Street, Byers, CO 80103

Listing		572	S Sherma	n C+			MLS#:	3020779	Status:		Active
			s Snerma rs, CO 801			l	_ist Date:	01/02/20	List Pric		\$410,000
		byei					Status Conditions:	None Known		List Price:	
County: _ocale:			Arapal Byers	noe			Has HOA: Inv Blackout Ends:	No	TAX ID: Taxes:		031561078 \$1,265 (2018)
			byers			٦	Title Company:	First Integrity	Title		
							Financial Terms:		Private Financing		
		a s					Earnest \$: Seller Type:	10000,First Ir Individual	itegrity litle		
				r T			Sale Type:	Either			
		1		F		l	_egal Description:				16 TH N 606 FT TH
-	*							125 FT TH S 6	06 FT TH W 125 F1	TO BEG S	EC 16-4-61
I II			a la contrata de la c			-	Гуре:	Income	Style:		Ranch/1 Story
							Year Built:	1970	Unit Ace	cess:	1411611/12 0101 9
and the second second	- Alle	100					Cooling:		ooler (Swamp)		
		-	- Commo	A TOT MANY			Other HVAC: Heat Fuel:	Gas Water He Electric, Gas	ater		
	an tri-	n in de de de la composition de la comp				H	Heat Type:	Forced Air			
		1	an star or side	REcolorado			Construction:	Manufactured	, Mobile		
							Exterior: Roofing:	Metal Siding Composition S	Shinales		
						E	Basement Size:	None	Sub Flo Foundat	or/ tion Type:	
School District	t:		s 32-J				Ir High/Middle:	Byers Public Sch			
Elementary: Recent: 0	1/02/	Byers 2020 :	S Public Sch	1001			Senior High:	Byers Public Scho	101		
Sqft Above Ground	1:		4,196	PSF Aby (Grade:	\$97.71	Incorporated	:	Walk Score:	10	
Basement:			.,	PSF Total		\$97.71	Zoning:	Residential	Distance To:	40	
Total:			4,196	PSF Finis	ned:	\$97.71	Lot Size:	75,359	Bus		
Finished: Measurement	From		4,196 County	PSF Finisl / Records	ned All:	\$97.71	Acres: Frontage:	1.73	Light Rail Other Transit		
Primary Road:			county	Records			Depth:				
.,											
Exterior Featu Per Unit Featu	ires: ires:		Assign	ed Parking,	Garage	Run, Fence		den Area, Utility Sh	ed		
Exterior Featu Per Unit Featu	ires: ires:		Assign		Garage	Run, Fence		den Area, Utility Sh	ed		
Exterior Featu Per Unit Featu Rentals Allowe	ires: ires: ed:		Assign	ed Parking, erm, Short	Garage		e, Front Porch, Gar	den Area, Utility Sh 		<u>e Units:</u> 3	8
Exterior Featu Per Unit Featu Rentals Allowe	ires: ires: ed:		Assign Long T <u># Total</u>	ed Parking, erm, Short	Garage Term	8 <u># F</u>	e, Front Porch, Gar	# Vacant Units:		<u>؛ Units:</u> 3	5
Exterior Featu Per Unit Featu Rentals Allowe # Total Units: Unit Type	rres: ires: ed: 3 <u>Units</u>	Bath	Assign Long T <u># Total</u>	ed Parking, erm, Short	Garage Term	8 <u># F</u>	e, Front Porch, Gar — Unit Summary Furnished Units: 0 Of Feature per Uni	<u># Vacant Units:</u>		<u>Avg SqFt</u>	<u>Avg Rent</u>
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Public Remarks

Enormous Income Opportunity. This 1.7 acre property has 3 homes included in the sale 1 manufactured home with foundation (1970) and 2 mobile homes (one single wide 1978 and one double wide 2004). There is a 4th double wide mobile home on the property that pays lot rent and is owner occupied. The land is zoned residential- offering room to grow; possibly adding more units. There is plenty of room for toys; boats, RV's, Tractor Trailers

etc. There is a large barn with 4 car parking and a workshop. The barn height allows for RV's as well as Semi Tractor Trailers. This property offers small town living with easy access to downtown Denver via I-70. Byers, Colorado is just an hour East of Denver; a small and quiet community in unincorporated Arapahoe county. DO NOT DRIVE ONTO THE PROPERTY--PLEASE CONTACT THE LISTING AGENT TO SCHEDULE A PROPERTY WALK/SHOWING. ***Search in Denver Matrix MLS using INCOME property category to find more information.***

Broker Remarks

Please see supplements for additional details. Being sold AS IS.

Directions

Listing Agent/Offic	e	Buyers Agency:	2.8%	
Name:	Guinivere Stevenson		Transaction Broker:	
Office Name:	Berkshire Hathaway HomeServices Innovative RI		Variable Comm:	No
Office Phone:	303-289-7009		Listing Contract:	Exclusive Agency
Email:	gs@stevensoncoproperties.com	REALTOR"	Other Listing Contract Type	::
Phone:	720-365-9138		Additional Info:	Income History Available, Income Potential, Tenant Occupied
Mobile: Agent Fax:	720-365-9138		Possession: Submitted Prospect:	DOD Yes
Office Fax:	303-853-8333			
Showing Phone:	720-365-9138			
Showing Email:	gs@stevensoncoproperties.com			
Showing Notes:	Property Walks will be available on Tuesdays from 10			g agent to schedule. Email both:
No Chow Until	gs@stevensoncoproperties.com, jthomas@stevenson	coproperties	.com or call 720-365-9138	

No Show Until:

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