

MLS # 819445 & 20245175



Perfect Building Location in the Business Corridor

TBD Crawford Ave., Delta, CO

This property is located in the Business Corridor of Delta off Stafford Lane, across from the Walmart Center, south entrance, close to the new Grand Mesa Flats apartments and the Medical Center on Cottonwood as well as the Hospital, Safeway, banks, and more. Commercially zoned B-2, this is an ideal location with great visibility from Walmart's southeast entrance with possibilities including single family home, duplex, retail, office, restaurant, medical, and more. The property was recently cleared and has markers on boundary lines. It includes paid residential water and sewer taps. Property is slightly sloped towards the back.

Sales Price: \$144,900

Price and terms may change without notice.



LUCINDA STANLEY, CCIM

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Client Relationship Driven

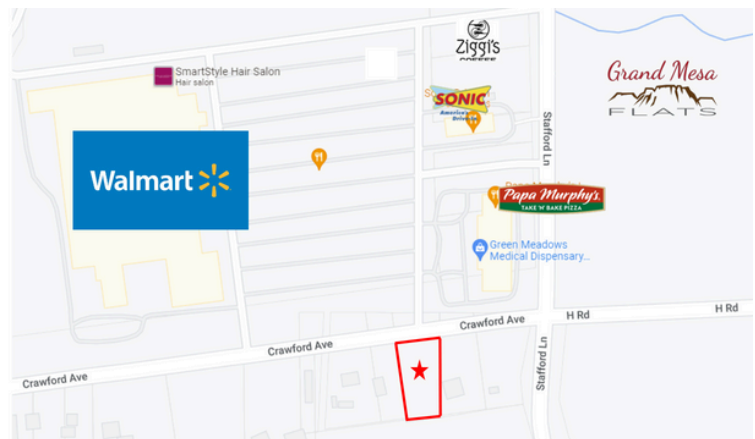
Strong Community Involvement

Diverse Experience in Real Estate

Extensive Marketing Strategies

Property Facts

- Parcel Number 345518400058
- MLS Number: 793543
- Zoning: B-2 Commercial
- Address: TBD Crawford Ave. Delta, CO 81416
- Acreage: .59
- Includes: Paid Residential Water & Sewer Tap
- Utilities: City of Delta
- Property Taxes: 2023 \$1,415.12
- *Obtained from the Delta County Tax Assessor's Records. Buyer to verify Square Footage.



537 Meeker St. Delta, CO 81416

P.O Box 735 Delta, CO 81416

Information provided is deemed reliable but not guaranteed. It is advised to verify and/or seek professional advice.

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970-512-3000