

LIMITED TIME OFFER! UP TO \$2000 IN SELLER CONCESSIONS WITH A 30 DAY CLOSE. OFFER EXPIRES MAY 31 2026



**TBD CRAWFORD AVE.
DELTA, CO**

**COMMERCIAL / RESIDENTIAL LOT
MLS # 819445**




PRICED AT ONLY \$124,700 !


Located in the business corridor of Delta off Stafford Lane, directly across from the Walmart Center, this 0.60 ± acre lot offers an excellent opportunity for residential or commercial development. The property includes a fully paid residential water and sewer tap—now valued at \$10,150—providing significant upfront savings for the buyer. In addition, the seller is offering \$2,000 in concessions, creating even more value and flexibility. With its prime location and valuable utilities already in place, this lot is ready for your next project!

Call for more information today! (970) 512-3000

**Lucinda Stanley, CCIM
Managing Broker**

 (970) 201-2152

 www.grandmesares.com

 300 Stafford Lan Ste. 30214
Delta, Colorado 81416

**GRAND MESA
REAL ESTATE SERVICES**

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Delta, CO 81416

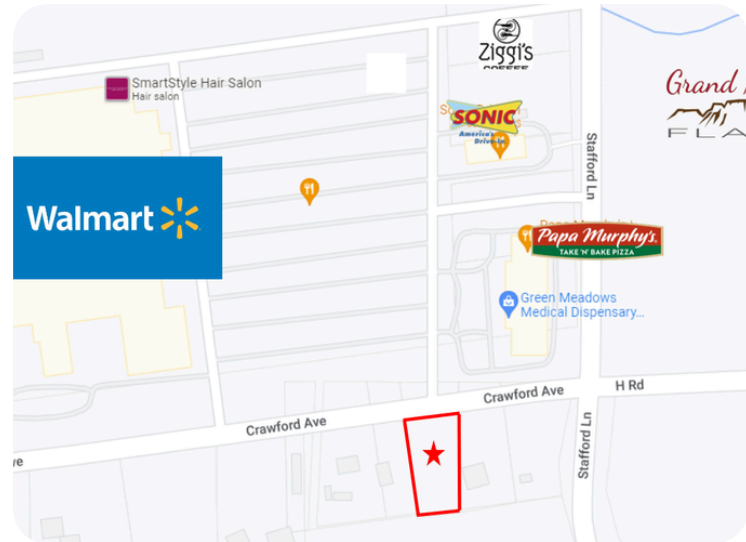


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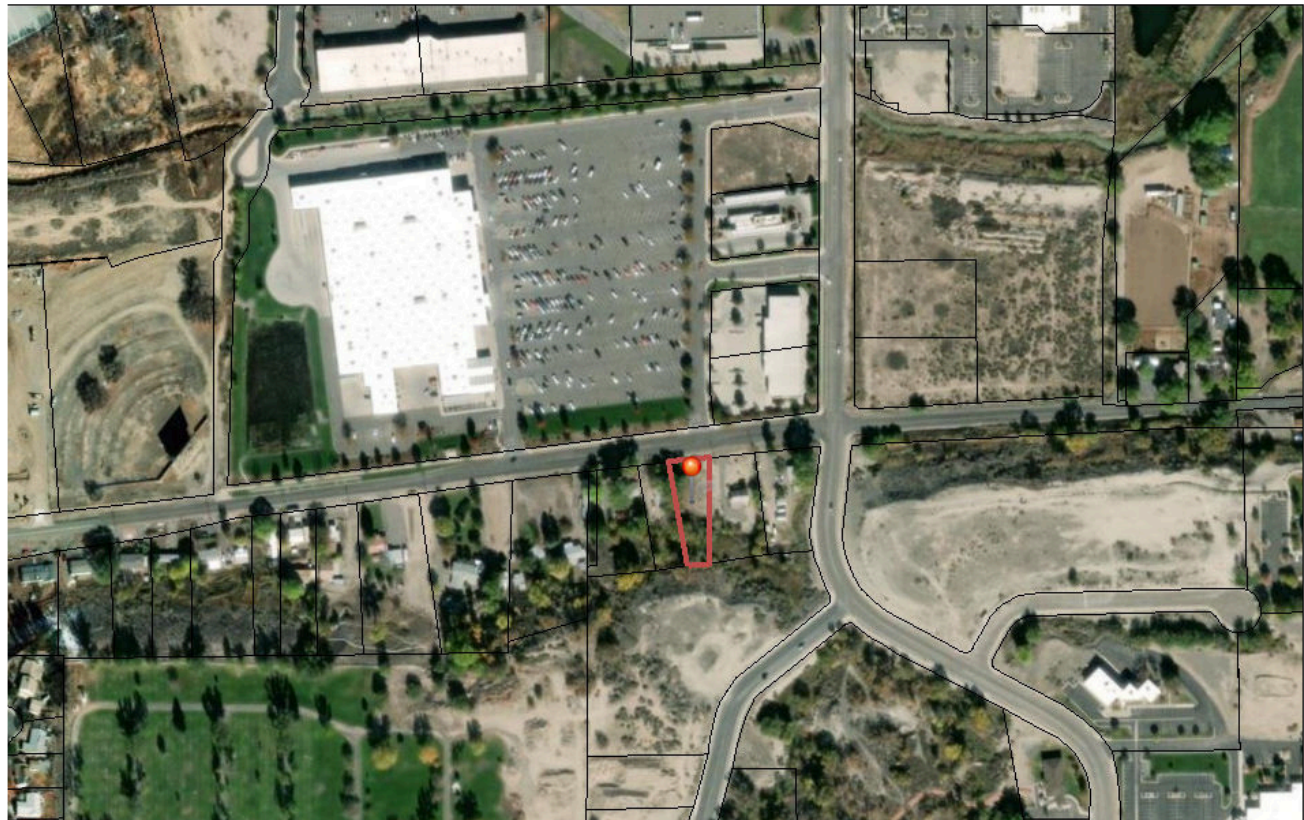
Information provided is deemed reliable but not guaranteed. It is advised to verify and/or seek professional advice.

KEY FEATURES:

- Parcel Number 345518400058
- MLS Number: 819445
- 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: 2025 \$1229.40
- *Obtained from the Delta County Tax Assessor's Records. Buyer to verify Square Footage.



TBD Crawford Ave. Delta



1/17/2024, 10:47:51 AM

Override 1 Tax Parcels

0 0.03 0.06 0.12 mi

Price and terms may change without notice.

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