

Address: TBD W Victory Way, Craig, CO 81625

Status: Active

Asking Price: \$340,000



<b>MLS#:</b>	182897	<b># of Units Allowed:</b>	
<b>Type:</b>	Commercial Land	<b>Association Fee:</b>	
<b>Area:</b>	17-Craig	<b>Special Assessments:</b>	
<b>Major Area:</b>	Craig	<b>Taxes:</b>	4,710.84
<b>Sub/Loc:</b>	Craig	<b>Tax Year:</b>	2023
<b>County:</b>	Moffat	<b>Transfer Tax:</b>	No
<b>Nbr of Acres:</b>	6.66	<b>Metro Tax District:</b>	No
<b>Acreage:</b>	5.1 - 10	<b>Metro Tax District URL:</b>	
<b>Lot Size:</b>	Refer to Acreage	<b>Short Sale:</b>	
<b>Lot SqFt:</b>	290,109	<b>REO:</b>	No
<b>Zoning:</b>	Vacant Land	<b>Foreclosure:</b>	
<b>Legal:</b>	Lengthy Legal, See Addendum.		
<b>Orig List Price Per/SF:</b>	1.17		
<b>Asking Price Per/SF:</b>	1.17		
<b>List Price Per/Acre:</b>	51,051		

**Public Remarks:** Investors and Developers-Take a Location Location, Location, Location! If you are looking for a property to develop commercial or residential it doesn't get any better than this. Property has paved access and is adjacent to CNCC College. Great location for college housing, medical offices, single family homes, subdivision, etc. This 6.66 acres could be subdivided down and is wide open for development. Great views of the mountains and valleys, close to Hospital. Utilities are close by!

**Directions:** West on Victory Way. Property Borders Vallarta's.


<b>Access:</b> Paved	<b>Gas:</b>	<b>Allowable Uses:</b> Hospitality; Industrial - Light; Office; Restaurant/Bar; Retail; Warehouse
<b>Approval Features:</b> Agency:	<b>HOA Fee Includes:</b>	<b>Sign:</b> Yes
<b>Crops:</b> No	<b>Lot Description:</b> Flat	<b>Showing Instructions:</b>
<b>Documents on File:</b>	<b>Lot Improvements:</b> Street Paved	<b>Sanitation:</b>
<b>Disclosures:</b>	<b>Mineral Rights:</b> No	<b>Terms Offered:</b> Cash
<b>Electric:</b>	<b>Possession:</b> DOD	<b>Water Rights:</b>
<b>Extras:</b>	<b>Possible Use:</b>	<b>Water:</b> City
<b>HOA Dues Y/N:</b> No	<b>Member Association:</b> Glenwood Association	
<b>Total HOA Fee Per Year:</b> 0		

**Sold Price:** \$0

**Sold Price Per/Acre:** 0

**Original List Price:** \$340,000

**Seller is licensed Realtor:** No



**Yvonne C Gustin**  
**Country Living Realty**  
 304 W Victory  
 Craig, CO 81625  
 970-629-5842  
[yvonneinc1@gmail.com](mailto:yvonneinc1@gmail.com)  
<http://www.buysellgustin.com>  
 License #: EA40027861

Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Yvonne C Gustin on Friday, April 26, 2024 11:17 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Broker Attribution: (970) 824-0223