

16081 US Highway 50

Coaldale, Colorado 81222



NEW PRICE
\$1,400,000
MLS #6926362

PROPERTY AT A GLANCE

River Frontage
4.80 Acres
2,300 SF Residence, 1,237 SF Retail
2 Bed, 1 1/2 Bath & Bonus Room
1,000 + Ft. of Arkansas River Frontage
14 Space Rustic Campground
Bath House
Commercial/Domestic Well
Attached 4 Car Garage/Unfinished Basement
Income Property
2021 Taxes: \$3,071



Wow! Almost 1,000 feet of....

Arkansas River Frontage. This unique property includes a 2300 square foot Residence sitting on a full basement/Garage. This home has gorgeous views of the river on the back side and beautiful mountain views from the front. From the peaceful riverfront you can enjoy both views. It includes an augmented commercial well and a special use permit that is transferable for a 1237 square foot retail art gallery space and a summer lease in place for the 14 space rustic campground and a lease for the Post Office. Total of 4.8 acres along the river with some of the acreage on the other side of the river accessed by a county bridge. River frontage on the Arkansas is difficult to find and especially with this amount of frontage. This property has had the same ownership for many years and will be a very special property for the next owner. A must see to appreciate. Offered for \$1,400,000 Shown By Appointment.

LISTING AGENT

Barbara Pearson-Sawyer
Broker Associate
CRS, GRI, ABR, SRS, SRES
719-207-3884 Cell

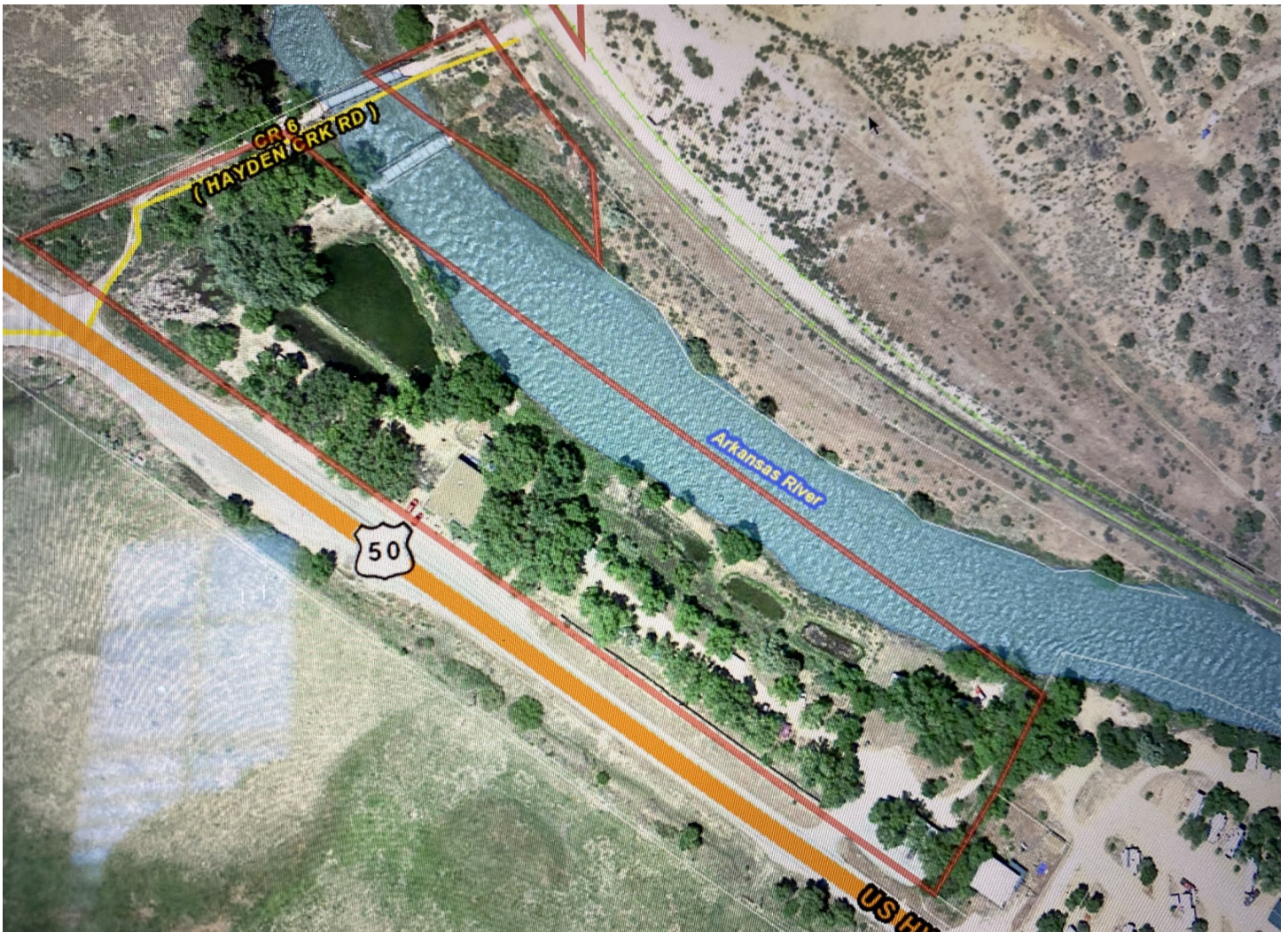


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FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

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