



Western Land and homes

## **COLBORN**

### **TBD Last Chance Drive, Rifle**



*Build it and they will beat a path to your door! 2 commercial lots impossible to miss in Rifle's hottest area.*



**\$238,977-\$250,029**

***Listed By:***

***Nella Barker***

**379.2700**



Location	TBD Last Chance Drive, Rifle
Legal description	Lot 13 & 14
Zoning	LI PUD
Lot Size	See Listing office
Topography	Flat
Utilities	Public Electric, Public Gas, Telephone Line
Sewer	Tap Fee Due
Water	Public/Tap Fee Due
Disclosures	Covenants
Taxes	TBD
Price and Terms	\$238,977-\$250,029 Cash/New Loan
MLS #	86113,86115
Listing Agent	<b>Nella Barker</b> Office 970.625.8375 Cell 970.379.2700 <a href="mailto:nella@rof.net">nella@rof.net</a>

*Due to the differences in measurement techniques, neither the Seller nor Agent can warrant the square footage of any structure or the size of any land being purchased. If square footage is a material consideration, the Buyer should verify all measurements, as the assessor's measurements are deemed unreliable.*

**Western Land & Homes, Elevating Real Estate**

**111 E. 3rd Street, Rifle, CO 81650**

**970.625-8375 FAX 970.625-8378**

*While the information contained herein is deemed reliable, it cannot be guaranteed: Subject to errors, omissions, prior sale, changes or withdrawal without notice.*