

**Colorado Mobile Home Development
Property For Sale**
3276 E Road
Clifton, CO 81520

\$350,000
2.440± Acres
Mesa County



Colorado Mobile Home Development Property For Sale Clifton, CO / Mesa County

SUMMARY

Address

3276 E Road

City, State Zip

Clifton, CO 81520

County

Mesa County

Type

Undeveloped Land, Residential Property

Latitude / Longitude

39.0778751 / -108.4449104

Dwelling Square Feet

1216

Bedrooms / Bathrooms

3 / 2

Acreage

2.440

Price

\$350,000

Property Website

<https://aspenranchrealestate.com/property/colorado-mobile-home-development-property-for-sale-mesa-colorado/30207/>



MORE INFO ONLINE:

aspenranchrealestate.com

PROPERTY DESCRIPTION

Grand Valley and Grand Junction Mobile Home Park Development Property For Sale

Located in Clifton, Colorado encompassing 2.44 total acres, this property is a prime development project for medium density housing. With preliminary meetings with the City of Clifton, the property has had preliminary approval for being the site of up to a maximum of 12 mobile homes on the 2.44 acres. Currently there is one mobile built in 1988, that's 3 bedrooms, 2 bathrooms, and 1,216 square feet on the property, accompanied by a 24x24 2-car garage.

Located along E road, utilities are on the southern boundary of the property, with many utilities already brought in to the mobile home and garage. Electric, natural gas, sewer, and water are all on site. It's unknown the size of the utility lines into the property currently, but there is a large sewer line that runs directly through the middle of the property, which the city has an easement for.

Property is currently zoned RMF-8 which is residential multi family district. This zoning allows for maximum 8 units per acre, and with the meetings the seller had with the city, they allowed for a total of 12 mobiles on the 2.44 acres.

Currently, neighboring mobile sites are renting for \$525 per month for a mobile location. With up to 12 mobile sites available, once infrastructure and permitting is completed, the property could easily gross \$75,000/year. This property has been priced under completed value to incorporate infrastructure and permitting costs.

On the Northern boundary is the Grand Valley irrigation Canal, which provides the property 2 shares of water. This is more than enough to irrigate two acres of the property for future irrigation use.

RV Park Development Land For Sale

With the utilities, approvals, and density allotment of the city, this is also an ideal candidate for a Grand Valley area RV park or long term RV park rental site.

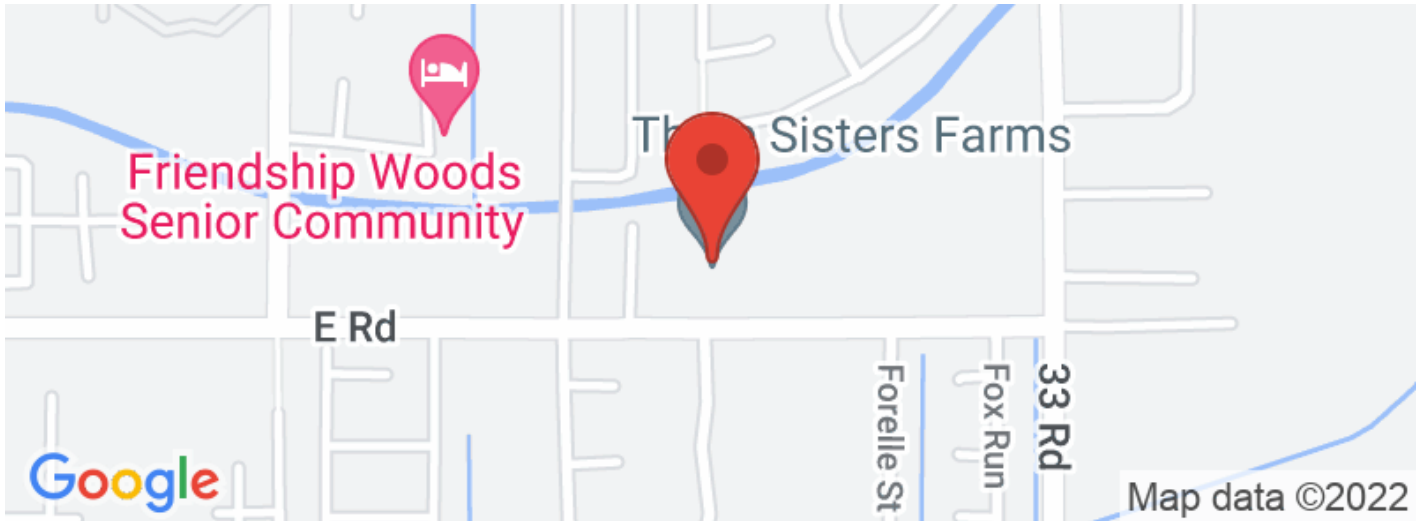
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Locator Maps



MORE INFO ONLINE:

Aerial Maps



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

For more information contact:



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NOTES

MORE INFO ONLINE:

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

MORE INFO ONLINE:

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