

Multi-Stream Income Property in Delta, CO
1660 H5 Lane
Delta, CO 81416

\$489,000
1.260± Acres
Delta County



MORE INFO ONLINE:

aspenranchrealestate.com

Multi-Stream Income Property in Delta, CO

Delta, CO / Delta County

SUMMARY

Address

1660 H5 Lane

City, State Zip

Delta, CO 81416

County

Delta County

Type

Residential Property, Commercial, Business Opportunity

Latitude / Longitude

38.756077 / -108.052511

Dwelling Square Feet

2117

Bedrooms / Bathrooms

4 / 3

Acreage

1.260

Price

\$489,000

Property Website

<https://aspenranchrealestate.com/property/multi-stream-income-property-in-delta-co-delta-colorado/88110/>



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PROPERTY DESCRIPTION

Income Property for Sale in Delta, CO

Property Details:

1983 double-wide, 1680 square feet, 3 BR 2 BA

Spacious 1.26-acre lot

3 Tri-County water taps

Domestic well with irrigation system

Covered porches east and west, 1,152 square feet

30x32 insulated workshop building with 3-ton crane

432-square-foot "tiny home", 1 BR 1 BA

100-square-foot shed, 240-square-foot shed, 133-square-foot shed, 114-square-foot shed

Mobile home rental space

3 separate electrical and water hookups

Delta, CO rental income property has mobile home, tiny home, trailer space

This western Colorado rental property is all about INCOME. The 1983 1,680-square-foot 3-bedroom 2-bath double-wide mobile home (purged title) has an excellent rental history. The 30x32 shop right next door affords the opportunity for a welder, auto repair specialist, motorcycle mechanic, fabricator, or hobbyist to work on projects. The shop is insulated and has a 3-ton overhead crane to move heavy projects around.

Tiny home and rental mobile home lot provides excellent passive income

The entire property is 1.26 acres, with an expansive, well-maintained lawn. A cute little "tiny home" occupies the south side of the lot. At 432 square feet, it's compact, but it has one bedroom, one bath, a kitchen, and a small living room—plenty of room for a single person. Across the yard is a dedicated rental space for a mobile home that commands a good monthly rental rate for lot rent. All the homes are on septic systems. Each has its own separate Tri-County water tap and electrical service.

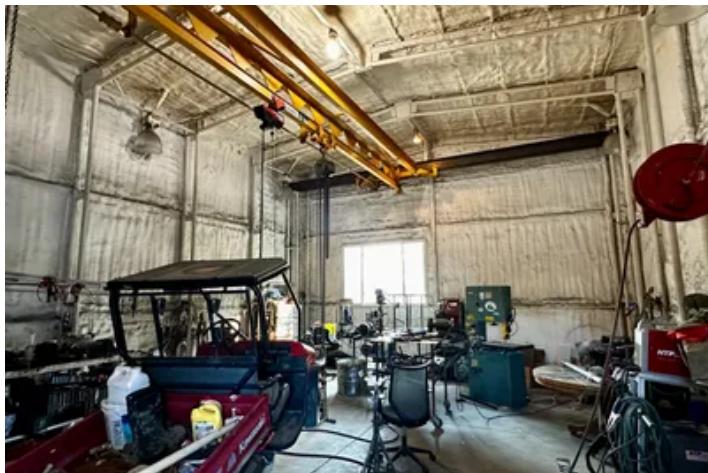
Central location for medical care, shopping, highway access

This property is a short distance from a major intersection with the Delta County Memorial Hospital less than a mile away, with all the associated specialists clustered around the hospital. A Super Walmart is little more than half a mile, as well as car dealers, a Safeway, restaurants, and shopping all within a couple of miles. A major highway, US50, is less than a mile away, and the I-70 corridor is about 35 miles. Two major regional airports are within half an hour.

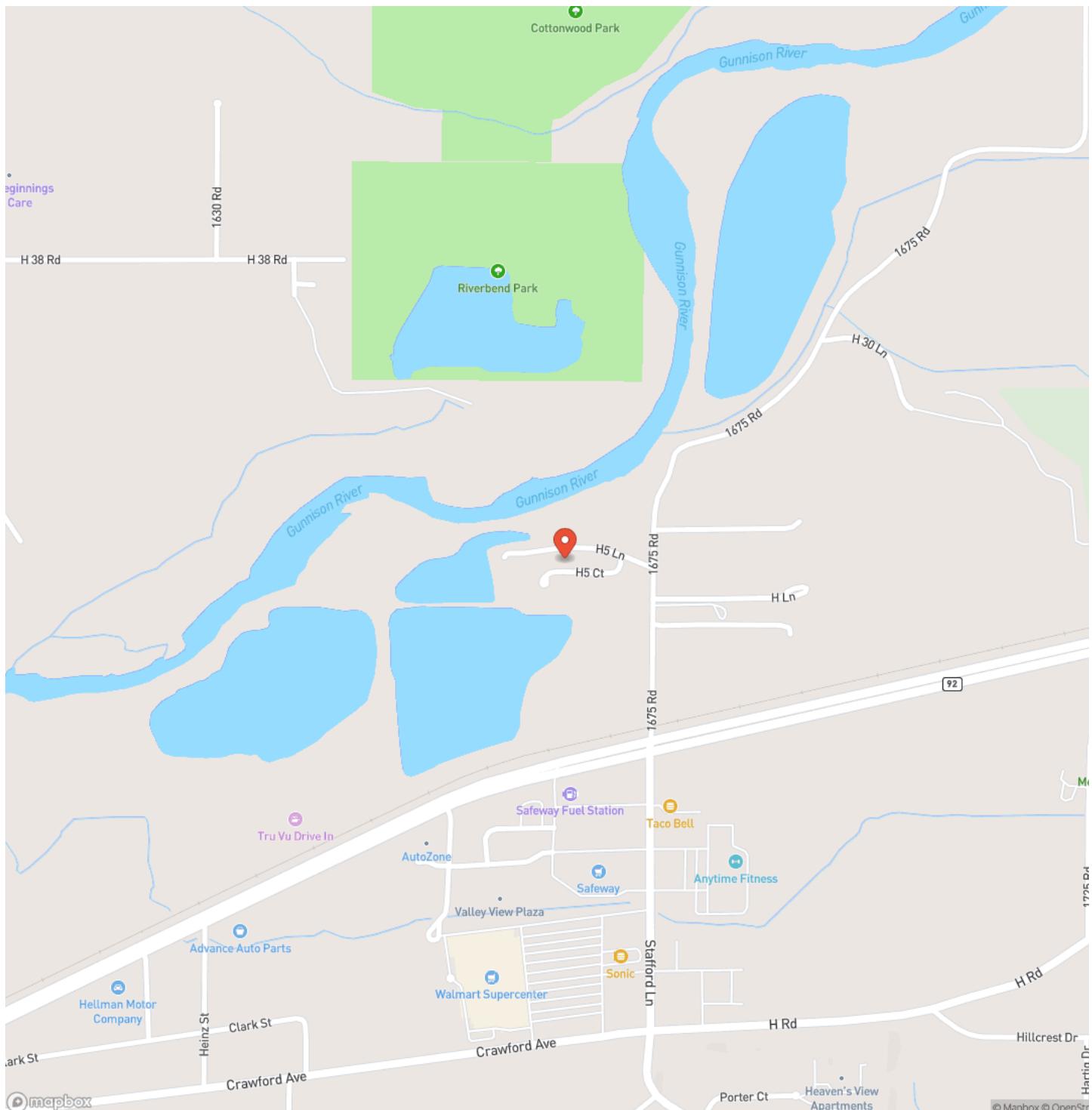
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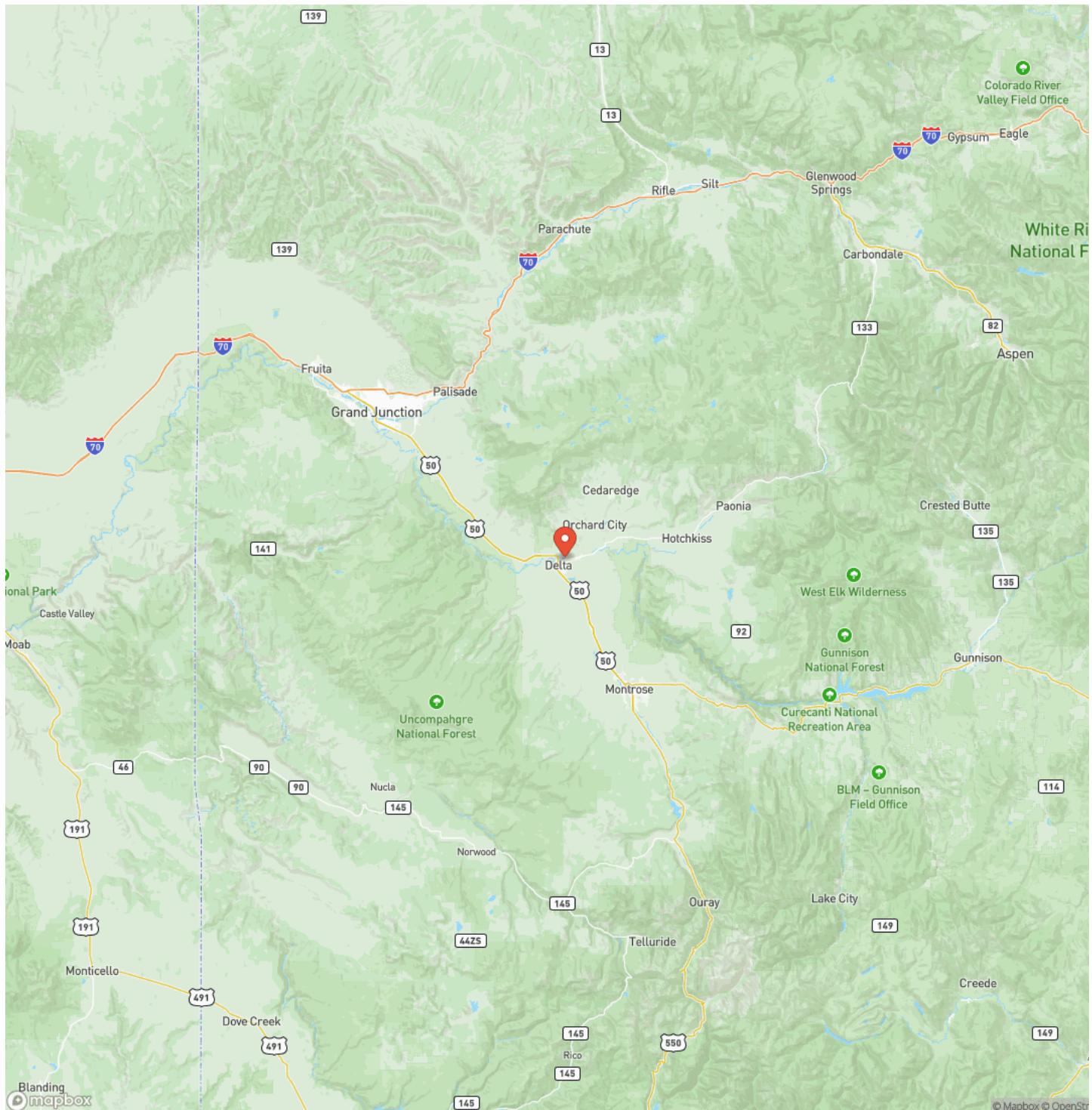
Locator Map



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Locator Map



MORE INFO ONLINE:

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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.

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