



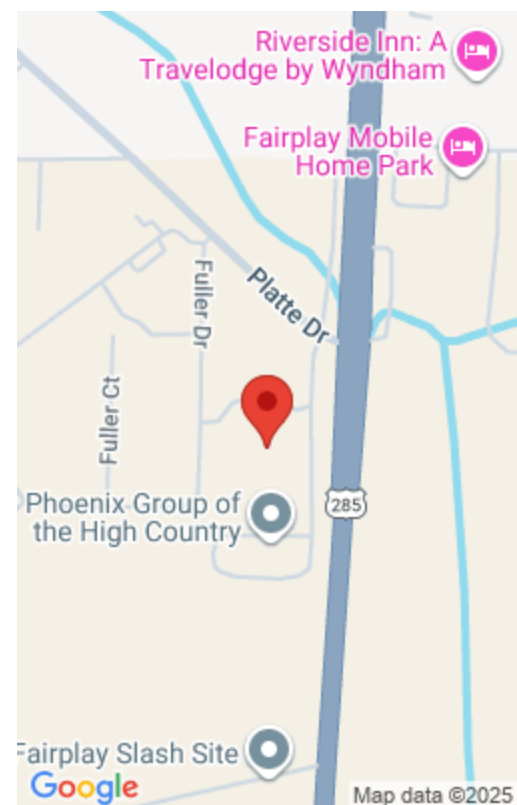
**\$269,000**

## **71 FRONTAGE RD, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Excellent location for a future business or development potential. This commercial lot is .63 acres and offers easy access to Hwy 285. Available utilities include water, sewer, electricity and natural gas. Building materials and personal property on site are not included in the sale and will be removed prior to the sale of the property...

- 0 baths
- CommercialSale
- Active



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## Basics

**Status:** Active

**Lot size, sq ft:** 27442.8, 0.63 sq ft

**Business Name:** N/A

**MLS ID:** S1046191

**Date Added:** 2023-12-27

**Category:** CommercialSale

**Bathrooms:** 0 baths

**OriginatingSystemName:** SUMMIT

**Lot Size Acres:** 0.63 acres

**Days On Market:** 539

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## Building Details

**Subdivision Name:** SPRUCE HILL

**Parcel Number:** 44681

**Heating:** No

**ViewYN:** No

**Business Type:** SeeRemarks

**Roof:** SeeRemarks

**Waterfront:** No

**Land Lease:** No

**Lot Size Area:** 0.63 sq ft

**Open Parking:** No

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## Amenities & Features

**Parking Features:** SeeRemarks,  
SeeRemarks

**Cooling:** None

**Heating:** None,SeeRemarks

**Spa:** No

**Pets Allowed:** No

**Utilities:** ElectricityAvailable, NaturalGasAvailable,  
MunicipalUtilities, SewerAvailable, WaterAvailable

**Electric:** Volts220

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$1,665.88

**Tax Year:** 2022



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# Miscellaneous

**Current Use:** Unimproved

**Exclusions:** No

**Attribution Contact:** (970) 453-0550

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# Listing Information Courtesy of:

**Agent Name:** Scott Lindblom

**List Office Name:** LIV Sotheby's I.R.

