

McFeeders

REALTY APPRAISAL & MANAGEMENT

(970)867-7816

www.mcfeeders.com



Driving Directions: From I-76, take Exit 80 South (Main Street, Fort Morgan, CO); continue South on Main Street to 6th Avenue and turn East (left), then to Prospect Street.

Property is located on NE corner of 6th Avenue & Prospect Street.

Offered By:

McFeeders

REALTY APPRAISAL & MANAGEMENT

325 W. Platte Avenue, Fort Morgan, CO
Office: (800)889-7816 ~ Fax: (970)867-0801
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All information is deemed to be correct, but not guaranteed.



Fisher

\$68,000.



2 Bed/2 Bath Bungalow!

New Interior Paint

Add some TLC to make it your own!

702 Prospect Street | Fort Morgan | CO



Living Room w/Wood Burning Fireplace



1-Car Garage



Mature Landscaping



Dining Room

Great Real Estate Investment!

This property is currently rented, making it very attractive to investors.

This 1 story home has a full basement that is partially finished that features a family room and 3/4 bath. Large living room with a wood burning fireplace, eat-in kitchen, 1-car detached garage and mature landscaping.

With a little TLC this property could make a great home for first time home buyers or an excellent money making opportunity for any investor (currently rented for \$750/mo.).

Property Information

Lot Size: 5,700 Sq. Ft.

Built: 1925

Zoning: Residential

Type: 1 Story Bungalow

Construction: Wood Frame

Finished Sq. Ft.: 1,585

Total Sq. Ft.: 2,106

Bedrooms: 1 and 3/4

Bathrooms: 2

Heating/Cooling: Hot Water Heat

Utilities: City Gas, Electric and Water & Sewer; High Speed, Satellite, Cable TV & Phone Available

Taxes: \$633.00 in 2010



Kitchen

Terms

Earnest Money: \$1,000.00 payable to McFeeders Realty, Appraisal & Management, LLC.

Financing: Cash, Conventional

Inclusions: Electric Range/Oven and Refrigerator, Window Coverings

Exclusions: Any and all items of a personal nature owned by Seller, Tenant, or third party, shall be excluded from this sale.