

601 Sioux Avenue, Simla, CO 248' x 150' Vacant Lot – 37,200 Sq. Ft.



Nice corner lot with city water & sewer. Adjoins school property. Approximately 248' x 150' or 37,200.

For ALL your REAL ESTATE needs Contact

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Visit our Website at edkovitz.com MLS#599083

MLS#: 599083

Listing Price: \$33,500

[601 Sioux AV](#)
Simla, CO

County: Elbert
Zip: 80835

Area: ELB

Sub Area: Simla

Schedule#: 00352-19-006 or R100306 & 00353-19-001 or R100301

Legal Description: Lots 12, 13, 14, 15 & 16, Block 1, Simla Heights addition to the Town of Simla, Elbert County, CO

Zone: Unzoned

Zone Entity: Simla

School District: 100J-Big Sandy

Grade: Big Sandy

Middle: Big Sandy

High: Big Sandy

Lot Information:

Acres: .85 Lot Sq Ft: 37,200 Sq Ft Source: Plat Map Lot Description: City View, Corner, Mountain View, View of Pikes Peak Lot Location: Near Schools Nearest Town: Simla Utilities at Property Line: Electricity, Telephone Available Sanitation: Municipal Sewer Available Water: Municipal Water

Property Description:

Street Description/Access: City/Town Road, Gravel Covenants: No HOA: No Topography: Level
Extra Features: Sewer Tap Paid, Water Tap Paid

There was an old home on the property, but it has been torn down and removed and the basement filled in.

Offers/Financials:

Terms Offered: Cash, Conventional Possession Terms: Delivery of Deed Earnest Money: \$1,000 Tax: \$895
Tax Year: 2007

Directions/Cross Streets:

From Powers Blvd in Colorado Springs take Hwy 24 northeast 43 miles to Simla, then right (south) on Sioux Ave 3 blocks. Corner of Sioux & Fox.

