

Ute Avenue Mobile Home Park, Simla, CO

7 Rental Homes



203 Ute—1915 2 bdrm home, 1 bath home. Enclosed porch, swamp cooler & corner lot. Rent: \$485/mo.

205 Ute—1977 Marshfield 14' x 66' mobile home. 3 bdrm, 2 baths, swamp cooler, covered deck, storage shed. Rent: \$500/mo.

207 Ute—1971 Monarch 14' x 62' mobile home, 2 bdrm, 1 bath, swamp cooler, covered deck & storage shed. Rent: \$485/mo.

209 Ute—1973 Continental 14' x 61' mobile home, 2 bdrm, 1 bath, swamp cooler, deck, enclosed porch & storage shed. Rent: \$485/mo.

211 Ute—1971 Olympic 14' x 61' mobile home, 2 bdrm, 1 bath, swamp cooler, deck, enclosed porch & storage shed. Rent: \$485/mo.

820 Buffalo—1968 Safeway 12' x 57' mobile home, 2 bdrm, 1 bath, swamp cooler, enclosed porch & deck. Rent: \$400/mo.

824 Buffalo—1973 Sequoia 14' x 70' mobile home, 3 bdrm, 1½ baths, swamp cooler, covered deck, enclosed porch & storage shed. Rent: \$500/mo.

General Comments: The sellers have owned this park since 1995 and have made many major improvements. Don't let the age of the mobile homes fool you. They have all been updated, including, but not limited to: Vinyl siding, windows, furnaces, water heaters, floor coverings, interior paint and more. Each unit comes with a refrigerator, stove, washer, dryer, swamp cooler, fenced yard and storage shed.

Park Size: 175' x 150' or 26,250 sq. ft.

Utilities: Each rental has an individual electric meter & gas meter.

Water/Sewer/Trash Removal: Park pays approximately \$44 per month for each unit or approximately \$302 for entire park.

School: Simla - Big Sandy School District RJ100. K-12. Kids can walk to school.

Legal: Lots 26 thru 32, Block 19, Simla Original, Elbert County, CO.

Price/Terms: \$290,000. Cash or new financing. **2004 Tax:** \$634. Parcel #00263-11-013.

Directions: From U.S. Hwy 24 in Simla go north ½ block on Ute Ave. Simla is located approx. 40 miles northeast of the Powers Boulevard corridor in Colorado Springs or approx. 68 miles southeast of the Aurora Mall in Denver.

Additional Comments: Nice treed street in the middle of a residential area. The park has been well maintained and managed for nearly 10 years and has a good track record. All units will qualify for government housing programs. Owners must be present at all showings. Call today for an appointment.

For ALL your REAL ESTATE needs CALL

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