



STEFFENS & COMPANY REALTY, INC.

719-873-1700 : [WWW.STEFFENSCOREALTY.COM](http://WWW.STEFFENSCOREALTY.COM)

## Organic Peddler



**Del Norte, Colorado**

*Offered by*

*Bruce Steffens & Bernadette Gingrass*

*30635 W US Hwy 160 South Fork, CO 81154*

*719.873.1700*

*719.873.9922 Fax*

*[www.steffenscorealty.com](http://www.steffenscorealty.com)*

## The Fantastic Organic Peddler Rentals are located in Del Norte, Colorado

**DEEDED ACREAGE:** .47 Acres +/- **Almost 3 full lots**

**IMPROVEMENTS:** Currently there are a total of 4 great rental units on the property with a historic small log cabin that provides a lot of possibilities.

1. 648 sq. ft. Cozy 1 Bedroom Casita includes a living room, bath, and kitchen.
2. 920 sq. ft. Log cabin has an open floor plan with one bedroom, bath, and kitchen.
3. 2240 sq. ft. Building has been remodeled into 2 separate rental units:

**\*\***The beautiful Cordwood unit is 861 sq. ft. with one bedroom, bath, living room, gourmet kitchen, gas fireplace, and fabulous attached courtyard.

**\*\***The Historical adobe 1556 sq. ft. home has 3 bedrooms, one bath, full kitchen, living room, and nice front yard.

4. 168 sq. ft. historic log cabin that can be remodeled into an additional rental unit.

**NOTE:**

**THIS PROPERTY IS USUALLY RENTED OUT TO DOCTORS/NURSES WORKING AT THE RIO GRAND HOSPITAL, WHICH IS LESS THAN 3 BLOCKS AWAY.**

**INCOME:** Current income is \$4400 per month which is an 8% recap rate.



# Offered at: **\$549,500**

**2019 Taxes \$1,516.60**

*This information is subject to errors, omissions, prior sale, change or withdrawal without notice. All information provided by Steffens & Co. Realty, Inc., or its representatives is deemed reliable; however, we cannot guarantee its accuracy. Prospective purchasers should independently verify all information contained herein with their own source.*



Offered by Bruce Steffens & Bernadette Gingrass w/ Steffens & Company Realty  
719.873.1700

**LOCATION:** Alamosa is located 40 minutes east, South Fork is 15 minutes west, Denver is 4 hours, Santa Fe, NM is 2.5 hours, and Taos, NM is 1.5 hours away. Major Ski area Wolf Creek is 40 minutes west on Hwy 160. The commercial airport is located in Alamosa; Del Norte has a new state of the art hospital, along with a community airport. All shopping and entertainment are located within a short distance from the property.

**UTILITIES:** All Rental are on Natural Gas and electric. Cell phones work great.

**TOPOGRAPHY:** Property is flat and sits at the base of the gorgeous San Juan Mountain Range. The views are panoramic in all directions providing a peaceful atmosphere.

**ACCESS:** Year-round off U.S. Hwy 160.

**ZONING:** Residential/Commercial

**SPORTS:** Hiking, ATV's, Skiing, Hunting, Fishing, Boating, Rafting, Climbing, 18 hole golf course, Biking and any other sports found in Colorado.



---

*This information is subject to errors, omissions, prior sale, change or withdrawal without notice. All information provided by Steffens & Co. Realty, Inc., or its representatives is deemed reliable; however, we cannot guarantee its accuracy. Prospective purchasers should independently verify all information contained herein with their own source.*



Offered by Bruce Steffens & Bernadette Gingrass w/ Steffens & Company Realty  
719.873.1700



*This information is subject to errors, omissions, prior sale, change or withdrawal without notice. All information provided by Steffens & Co. Realty, Inc., or its representatives is deemed reliable; however, we cannot guarantee its accuracy. Prospective purchasers should independently verify all information contained herein with their own source.*



Offered by Bruce Steffens & Bernadette Gingrass w/ Steffens & Company Realty  
719.873.1700



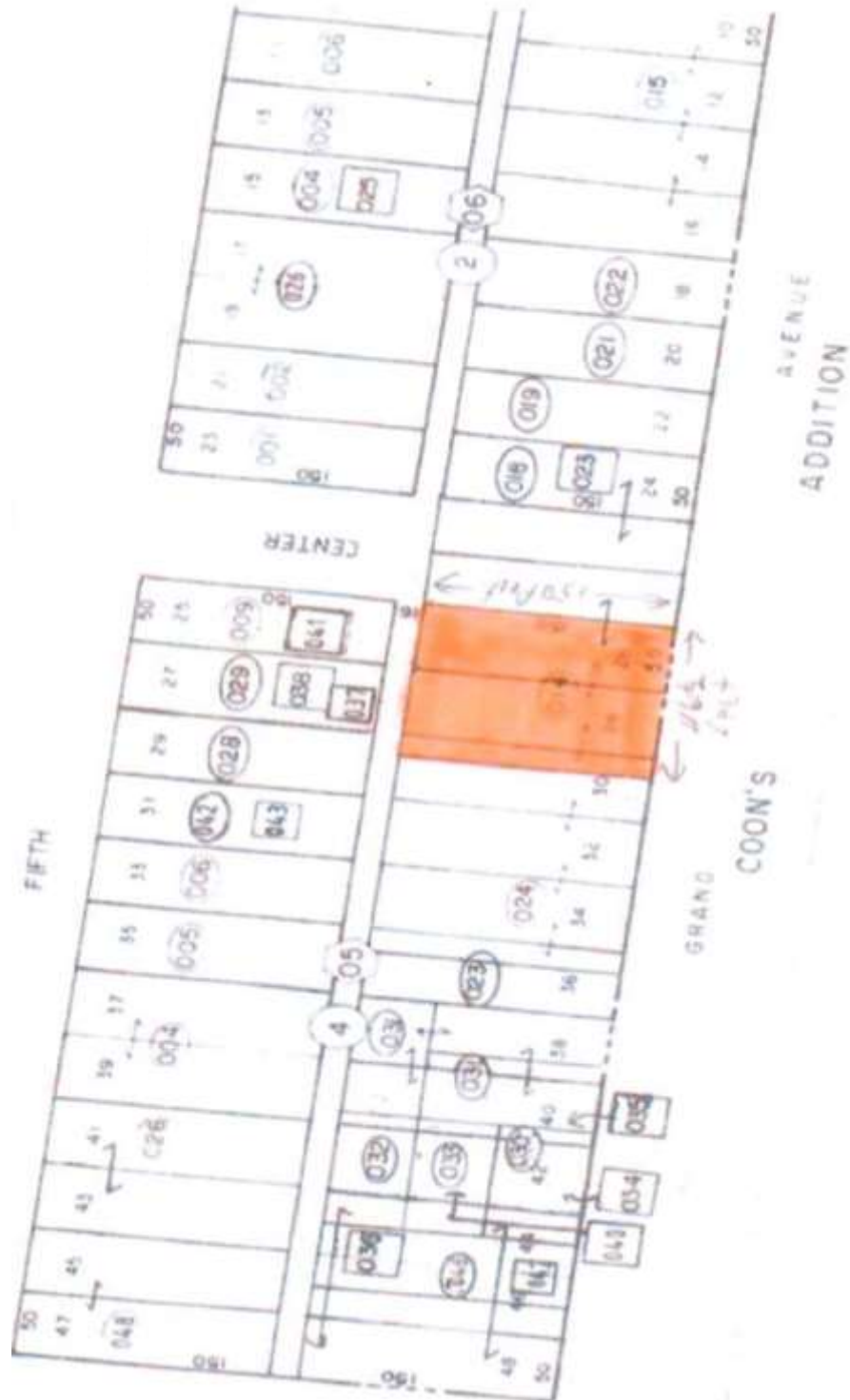
*This information is subject to errors, omissions, prior sale, change or withdrawal without notice. All information provided by Steffens & Co. Realty, Inc., or its representatives is deemed reliable; however, we cannot guarantee its accuracy. Prospective purchasers should independently verify all information contained herein with their own source.*



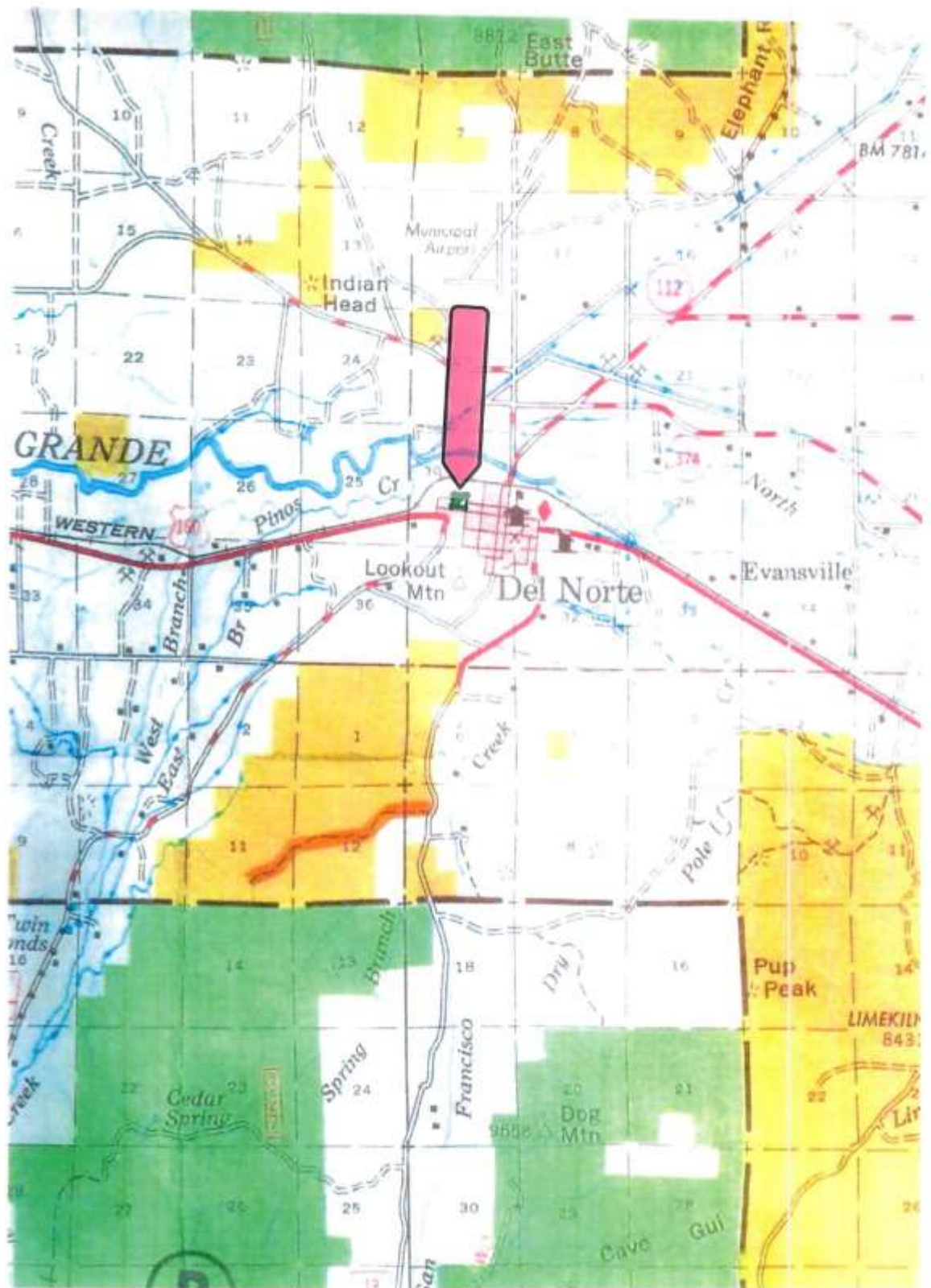
---

*This information is subject to errors, omissions, prior sale, change or withdrawal without notice. All information provided by Steffens & Co. Realty, Inc., or its representatives is deemed reliable; however, we cannot guarantee its accuracy. Prospective purchasers should independently verify all information contained herein with their own source.*



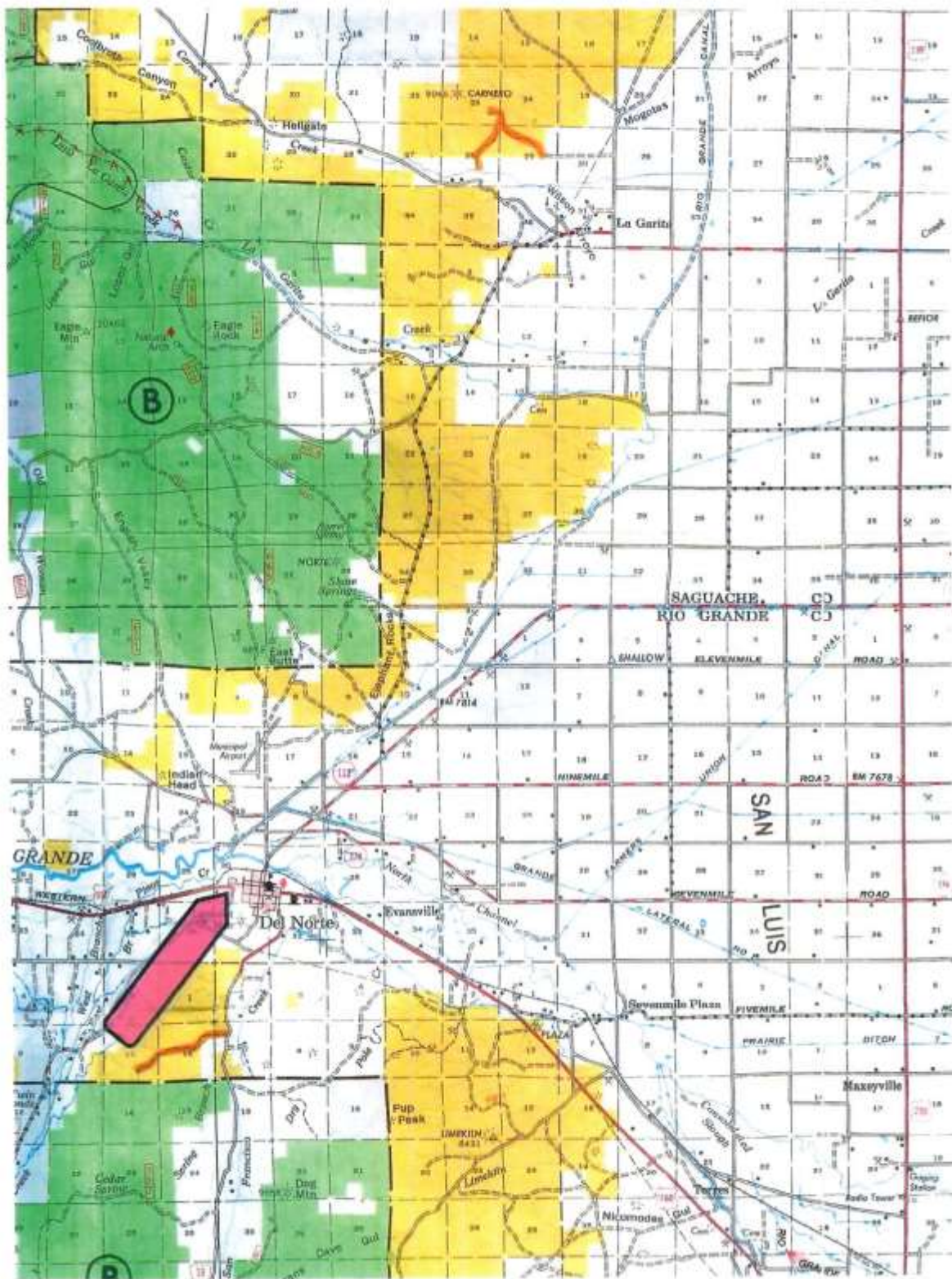


This information is subject to errors, omissions, prior sale, change or withdrawal without notice. All information provided by Steffens & Co. Realty, Inc., or its representatives is deemed reliable; however, we cannot guarantee its accuracy. Prospective purchasers should independently verify all information contained herein with their own source.



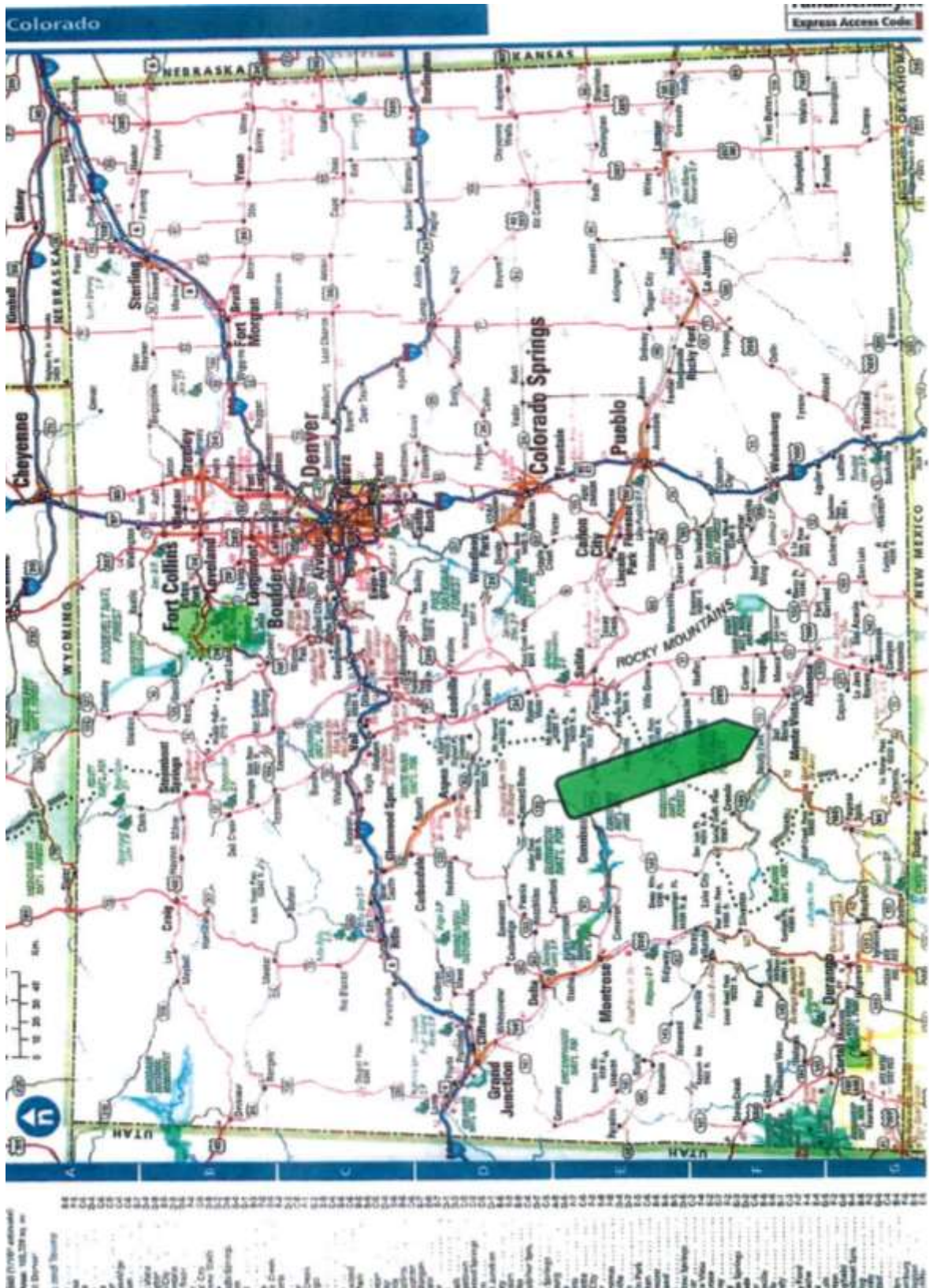
*This information is subject to errors, omissions, prior sale, change or withdrawal without notice. All information provided by Steffens & Co. Realty, Inc., or its representatives is deemed reliable; however, we cannot guarantee its accuracy. Prospective purchasers should independently verify all information contained herein with their own source.*





*This information is subject to errors, omissions, prior sale, change or withdrawal without notice. All information provided by Steffens & Co. Realty, Inc., or its representatives is deemed reliable; however, we cannot guarantee its accuracy. Prospective purchasers should independently verify all information contained herein with their own source.*





*This information is subject to errors, omissions, prior sale, change or withdrawal without notice. All information provided by Steffens & Co. Realty, Inc., or its representatives is deemed reliable; however, we cannot guarantee its accuracy. Prospective purchasers should independently verify all information contained herein with their own source.*