

4919 N HIGHWAY 1
FORT COLLINS, CO 80524
\$490,000



Take advantage of this incredible opportunity!

OWN A BUSINESS, NEED SPACE FOR WORK TRUCKS & EQUIPMENT,
CASH-FLOW INVESTMENT PROPERTY, NEED A LIVE/WORK SETUP...
YOUR DREAMS CAN BE REALIZED AT THIS GREAT PROPERTY!

4 BED / 2 BATH



WWW.SALLTEAM.COM

BRETT & BRITTANY SALL

BROKER ASSOCIATES

(970) 795-2848

INFO@SALLTEAM.COM

Not in city limits,

LOCATED IN THE COUNTY WITH OPEN ZONING.



THIS RARE, ONE-ACRE FARMHOUSE IS READY FOR HORSES & ANIMALS
WITH CORRALS & LOAFING SHED

& has the space to be reimaged to fit your needs

WITH THE 4 CAR DETACHED GARAGE & CIRCLE DRIVE!



Visit
WWW.SALLTEAM.COM

for full details

(Hint: Scan this QR code using the camera app on your phone)



Features

- 1 Acre Lot in North FoCo
- Mountain Views
- 4 Car Detached Garage
- Loafing Sheds
- Corrals & Fencing
- Updated Hard Surface Flooring
- Brand-New Carpet
- New Interior Paint
- Wood Burning Stove
- Gas Fireplace
- Finished Basement

Details

- Built in 1941
- Forced Air Heating
- Central Air Conditioning
- Whole House Fan

UTILITY INFORMATION

- Water: ELCO Water District
- Sewer: Septic
- Elec: Poudre Valley REA
- Propane: Schrader Propane (Leased)
- Trash: WM Dumpster (Leased)

LOCATION INFORMATION

- Larimer County
- Zoning: O
- No HOA

TAXES

- \$3,024 (2019)
- No Metro Tax

POUDRE SCHOOL DISTRICT

- Cache La Poudre Elementary
- Wellington Middle
- Poudre High

Inclusions

- window coverings (blinds, curtains, rods),
- electric range/oven, dishwasher, refrigerator,
- microwave, corrals, feed bunks

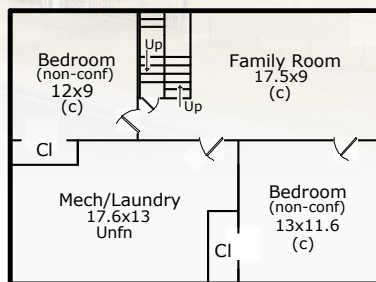
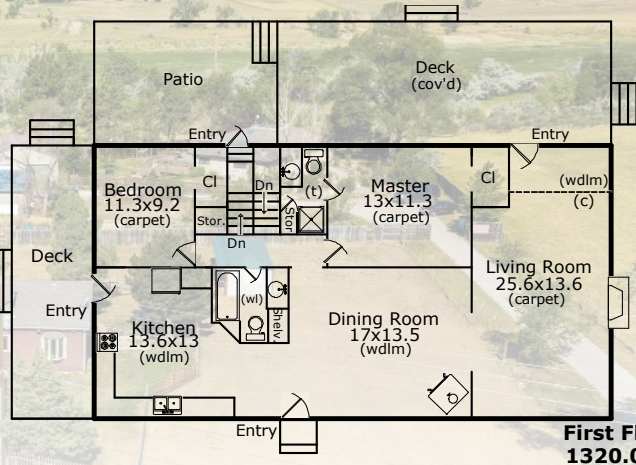
Exclusions

- Seller's personal property, clothes washer/dryer,
- chute/headgate, stock tanks

Buyer to verify taxes, schools and measurements.

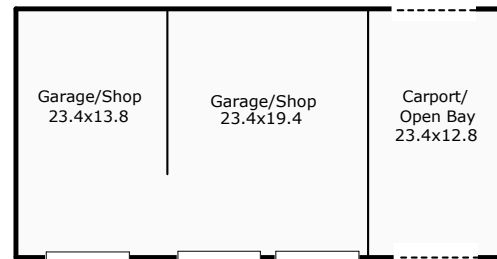
Sit & enjoy the mountain views

FROM ONE OF TWO COVERED WOODEN PORCHES.



4919 N Hwy 1
Fort Collins, CO

Total SF: 2278
Total Finished: 2008
Fin w/o Bsmt: 1320
Bsmt SF: 958
Fn Bsmt: 72%



Scope of Work is on our website
www.appraisaldimensions.com
January 27, 2020
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Sketch by Apex Sketch v5 Standard™

Perfect location just minutes from Old Town

WITH EASY ACCESS TO I-25 & ALL OF NOCO!



Visit

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for lending options



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