



758 Railroad Ave., Rifle, CO 81650 970-625-1616

Information available 24 hours a day at
www.goldstarrealtyinc.com

E. 4th PROPERTY

Address: 426 E. 4th, Rifle

Price: \$315,000.00 ~~299,000.00~~

Earnest Money: \$ \$3000.00

Terms: Cash or New Loan

MLS #: 150294

Subdivision: East View Addition

Legal: Lot 4 Block 1

Taxes: \$631.80 / year 2016

PRICE REDUCED!!!



INCOME PRODUCING DUPLEX

(gross rent \$2450/month)

Each unit has 2 bed, 1 bath.

Building has new metal roof

Stucco exterior and

New windows

Invest in your future TODAY!

Bedrooms: 4

Baths: 2

Year Built: 1950

Apx. Sq.Ft: 2148

Apx. Lot Size: 6250

Construction: Frame w/ Stucco

Roof: Metal

Garage: none

Zoning: Residential

Heat: Baseboard, Gas, Hot water

Cooling: None

Sellers Disclosure: yes

Covenants: yes

Fenced Yard: no

Tax Dist.: 004

Possession: DOD, negotiable

Condition: Good

Living Room: 14'9"x15' - Lower

Kitchen: 10'x10' - Lower

Dining Room: 10'x7' - Lower

Bedroom 1: 14'6"x9'6" (includes closet)

Bedroom 2: 9'4"x11'6" (does not include closet)

Office/Den: 13'9"x8' - Lower

Utilities: Xcel Energy 800-895-4999

Inclusions: Upper unit – Range, Refrigerator Lower unit – Range, Refrigerator, Dishwasher, Washer/Dryer

Exclusions: None

Listed by:

Linda Upton aka Red the Realtor

625-1616 or 1-888-264-6128



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