

Commercial Vacant Lot
100 S. 8th Street
Burlington, CO
Exclusively Listed by The Land Office LLC

- 2.447 acres
- Rose Ave and 8th Street
- Annexed into the City of Burlington
- 2024 Property Tax \$8,481.32
- No improvements
- Possession immediate upon closing and delivery of deed.

\$200,000.00
\$1.88 per sq ft

Directions: From I70 Exit 438. West on Rose Ave to S. 8th Street. Left on S. 8th Street. Lot is located on the SE corner of Rose Ave and S. 8th Street.



Lot 1 of Brown's Addition to the City of Burlington, situated in the NW4 of Section 6, Township 9 South, Range 43 West of the 6th P.M., Kit Carson County, Colorado.

0390 The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.



Dale K. Stull, Broker

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Restriction shown in a Warranty Deed recorded October 23, 2009 under document No. 553698 of the records of Kit Carson County Colorado:

Grantors of the above-described real property, jointly and severally, and their heirs, personal representatives, successors and assigns, will not sell to anyone who may be interested in developing a convenience store, or sell bulk and/or retail gasoline and/or diesel fuel from the adjacent property, approximately 10.83 acres. The grantees and grantors acknowledge that this agreement not to sell bulk and/or retail gasoline and/or diesel fuel and/or develop a convenience store from the adjacent property, approximately 10.83 acres, is a moving consideration in grantors sale of property described in this deed.

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