

**Commercial Vacant Lot
110 S. 8th Street
Burlington, CO**

Exclusively Listed by The Land Office LLC

- 3.296 acres \$300,000.00
- S. 8th Street and Frontier St.
- Annexed into the City of Burlington
- 2024 Property Tax \$11,285.56
- No improvements
- Possession immediate upon closing and delivery of deed.

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



Lot 3 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.

0391 *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.*

**THE LAND
OFFICE LLC**

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