

Reduced



\$ 395,000



247 Elm Street, Lochbuie, CO 80603

- » Beds: 3 | Baths: 2 Full
- » MLS #: 3683027
- » Single Family | 1,647 ft<sup>2</sup> | Lot: 7,843 ft<sup>2</sup>
- » Incredible opportunity with the 30 x 40 outbuilding
- » Can add a bathroom in the outbuilding
- » More Info: [247ElmStreet.IsForSale.com](http://247ElmStreet.IsForSale.com)



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Lochbuie gem with 30 x 40 outbuilding reduced to \$385,000

Incredible opportunity with NO covenants and NO HOA for the area

30 x 42 outbuilding ready to customize

New carpet and paint.

This is a manufactured home.

See Weld County assessment info showing manufactured home... Realist info is wrong

Check with city, but seller researched there can be a bathroom in the outbuilding and could have a separate gas line.

Great opportunity to have creative space in the outbuilding.

Corner lot could allow for a lot of off street parking

Many upgrades completed that will save buyer a lot of money

