



**EXCLUSIVELY PRESENTS
FOR SALE
(Old Depot)**



502 & 508 West 1st Street, Julesburg
\$32,000

Style: 1 story frame home with Gable style roof
Year built: 1900 (relocated from original location adjacent to R/R track)
Square feet: 1,392 square feet
Lot size: 75' x 140'; 10,500 square feet
Bedrooms: Large three bedroom all on one level
Baths: Two full baths
Basement: N/A
Heat/AC: Forced Air
Taxes: 2013 assessment \$325.62
Other: Currently this property is rented
Brokers Note: This is a modest property and with modest inputs could generate additional income. Located adjacent to Highway 385.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker; Box 202/200 W 4th St.,
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