



**Old Pioneer Hotel
2 Downtown Buildings
In Julesburg**



102 East 2nd Street, Julesburg

\$55,000

- Style:** Two story frame/brick apartment complex; two buildings joined with an enclosed walkway between the two
- Year built:** 1913
- Square feet:** 3,850 square feet
- Lot size:** 14,000 square feet
- Heat/AC:** Forced Air
- Taxes:** 2014 assessment \$784.91
- Other/rooms:** Main level, 2-2 bedroom apartments; 2nd level, 2-1 bedroom apartments and 1-2 bedroom apartment; currently all are rented; commercial office space along with a three bedroom apartment
- Brokers Note:** This property is located in the center of Julesburg. Grocery store immediately behind apartment building, laundry 2 blocks, gas station 2 blocks, and central to all downtown businesses and offices.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker; Box 202/200 W 4th St.,
Julesburg, Co 80737; (970) 474-2000; fax 474-2002; cell #520-1778
[web; benson-realty.com](http://www.benson-realty.com); e-mail; mbenson@kci.net

NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe are reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty LLC and Seller assume no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is, or will be acting as Transaction Broker in any transaction, and will not be the agent of the Buyer.