



---

*A*  
***Julesburg House with large shop  
And detached garage***

---



**408 W 3<sup>rd</sup> St, Julesburg CO**

**\$247,000**



---

Built in 1904, this home now has 1,768 square feet and features 3 bedrooms and 3 baths, all on one level. The kitchen has been updated with, a range hood, wood cabinets, vinyl tile flooring, and track lighting. The primary bedroom features Pergo® wood flooring, twin closets, its own bath and plenty of space. Included in the sale are the washer (1-yr old), dryer, refrigerator, dishwasher, electric range, range hood, and water filter and softener.

Two garages including a 448 sq. ft. 1 car detached garage from the new driveway, and an 814 sq. ft. steel shop building with large double bay and 1-car garage bay plus craft/play room via alley access.

---



**FOR PERSONAL SHOWING CALL**  
**Mike Benson**  
Box 202/200 W 4<sup>th</sup> St., Julesburg, Co 80737

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.

**Office: (970) 474-2000 Mike's cell (970) 520-1778**



Web: <http://www.benson-realty.com>

e-mail: [mbenson@kci.net](mailto:mbenson@kci.net)



Primary bedroom on the left, and kitchen on the right. All appliances are included in the sale.

Features: UGS, new furnace and central a/c (2022), new driveway w/drainage sys

Premium metal shop building of 814 square feet opens to alley with 2 overhead doors (incl oversized door), ventless gas heater, and 200-amp electric panel plus craft/play room.



Taxes: \$1,061.98

Lot size: 10,454 square feet

House size: 1,768 sq. ft.

HVAC: forced air gas, central a/c Built: 1904

Garage: 814 & 448 sq. ft.

Web: <http://www.benson-realty.com>

e-mail: [mbenson@kci.net](mailto:mbenson@kci.net)