

**MLS #: L10005423A List Price: \$56,995**

0 Gateway Dr Powell, WY 82435



**APX # ACRES:** 0.76  
**APX # IRRIGATED ACRES:** 0  
**APX LOT SQFT:** 29079  
**RIVER/STREAM FRONT:** No  
**TOPOGRAPHY:** Flat

**UNIT # OR LOT #:** 16  
**AREA:** Powell in Town  
**NEIGHBORHOOD:** Unknown  
**SUBDIVISION:** Gateway West  
**COUNTY:** Park  
**SCHOOL DISTRICT:** Park County District #1

**NATURAL GAS COMPANY:** Mon-Dak Utilities  
**SEWER:** City **PRIMARY WATER TYPE:** City  
**DRAINAGE FEE YEAR:** 0  
**SPECIAL ASSESSMENTS:** No

**ELECTRIC COMPANY:** City  
**IRRIGATION FEES \$:** 0  
**HOA:** No

**DESCRIPTION OF STRUCTURES:** Light industrial includes retail commercial subdivision. Please ask for covenants with specifications.

**INCLUSIONS:** The infrastructure includes paved city streets and city utilities.

**EXCLUSIONS:** Sidewalks are the responsibility of the buyer/builder.

**IRRI CO:** 0 **IRGCO\$:** 0 **IRGCOYR:** 0  
**IRGCOYR2:** 0  
**IRGCOYR3:** 0  
**IRGCOYR4:** 0

**COUNTY TAX ID:** 02073000000016 **TAX YEAR:** 2011 **TOTAL TAX \$:** 518.71 **TAXED W/OTHER LAND:** No  
**PROPERTY RIGHTS:** Fee Simple **ADJ TO PUBLIC LAND:** No **PARCELABLE:** No  
**MOBILES ALLOWED:** No **MODULARS ALLOWED:** No **DETAILED ZONING:** Powell Business General (BG)

**SELLER FIN:** No  
**DISCLOSURES:** No

**LEGAL DESCRIPTION:** Gateway West Addition (Amended) Lot 16 (.76± AC)

**PROPERTY FEATURES:** Flat Terrain, Natural Gas to Property **TYPE LEASED LAND:** None  
**PROPERTY ACCESS:** City Street

**COMMENTS:** Gateway West Industrial Park was developed by Target Powell Valley for light industrial/commercial business. It provides easy on/off access from Hwy.14A with significant drive by traffic and landscaped highway frontage. Annexed to the city of Powell with full utilities in place.

**DIRECTIONS TO PROPERTY:** On Hwy.14A (Coulter Avenue) west end of Powell between Garvin and Fremont Motors. Turn north onto Gateway Drive, lot 16 is the fourth lot on the left (west) side.

**SUBJECT TO 1031:** No

**OFFICE NAME:** Running Horse Realty (#:43)