

MLS #: L10005420A List Price: \$141,041

0 Gateway Dr Powell, WY 82435



APX # ACRES: 1.47
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 58767
RIVER/STREAM FRONT: No
TOPOGRAPHY: Flat

UNIT # OR LOT #: 13
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.

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

COUNTY TAX ID: 02073000000013 **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 13, (1.47± 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 13 is the first on the left (west) side.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)