



 Single Family
  2717 SQFT
  3 Beds
  2 Baths
  2 Car
  1.9 Acre

## PROPERTY DETAILS

THIS HOME IS BEING SOLD FOR LAND VALUE ONLY. PLEASE NOTE THAT THE HOME WILL NEED A FAIR AMOUNT OF WORK - DO NOT MISS THIS INCREDIBLE OPPORTUNITY - OWNER WILL CARRY AT 8% FOR 15 YEARS WITH 20% DOWN PLENTY OF LAND AND HOME WITH AMAZING POTENTIAL!

Please see Plat and floor plans in Supplements this spacious property has 7 lots and an additional 1.9 acres included in this sale that are bordering the home all of the way to the corner.

The Biggest bang for your buck in Trinidad 7 lots and home with 2 car garage! 1.9 acres offers lots of space plus the home with plenty of room outside as well!

Many options ... could build a new home with plenty of space from neighbors OR possible to build several new homes in a



**Tonie Benetti**  
303-210-7336  
tonie@tbkrealstate.com  
<https://www.tbkrealstate.com>



great site development, Buyer to check with city/county regarding approvals. Amazing home site with 7 lots and an additional 1.9 acres available just off main street and near Fishers Peak.

The 3 bedroom 2 bathroom home is cinder block and brick finished upstairs and unfinished in the basement, the home will need some TLC and a fair amount of work and being sold as is/where includes an attached 2 car garage which is 513 ft.<sup>2</sup> and the shop is an additional 345 ft.<sup>2</sup> new roof in 2016 with some newer windows.

Property being sold as is/where is this is an estate sale and seller will not be providing a sellers property disclosure as they have not lived in the home.



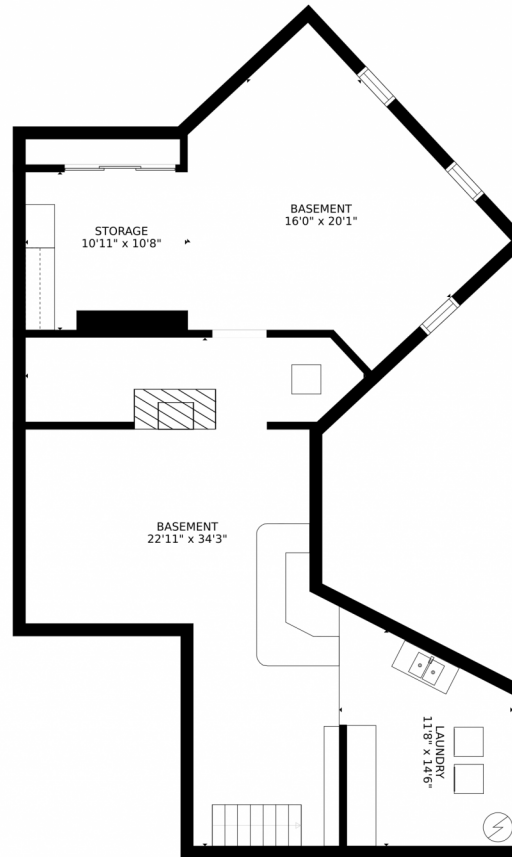
**Tonie Benetti**  
303-210-7336  
tonie@tbkrealstate.com  
<https://www.tbkrealstate.com>



Scan code  
for more  
property  
details



2646 Espinoza Street, Trinidad, CO 81082 – Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 1148 sq. ft, FLOOR 2: 1477 sq. ft  
EXCLUDED AREAS: , GARAGE: 788 sq. ft  
PATIO: 800 sq. ft  
TOTAL: 2625 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



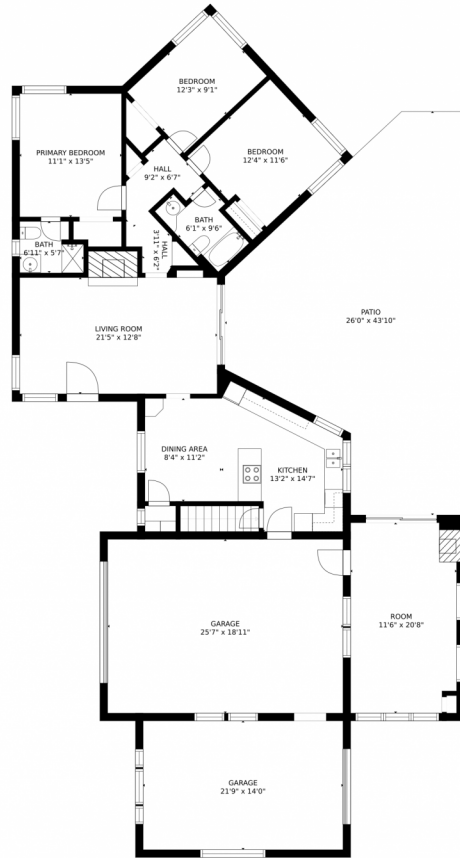
**Tonie Benetti**  
303-210-7336  
tonie@tbkrealstate.com  
<https://www.tbkrealstate.com>



Scan code  
for more  
property  
details



# 2646 Espinoza Street, Trinidad, CO 81082 – Main Level



GROSS INTERNAL AREA  
FLOOR 1: 1148 sq. ft. FLOOR 2: 1477 sq. ft.  
EXCLUDED AREAS: , GARAGE: 788 sq. ft.  
PATIO: 800 sq. ft.  
TOTAL: 2625 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



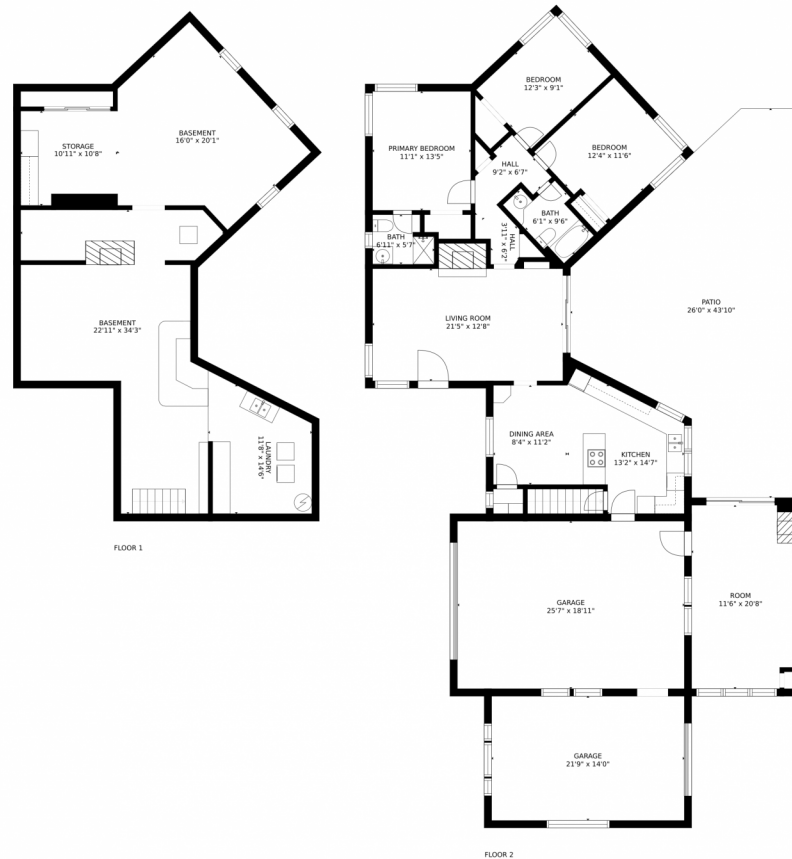
**Tonie Benetti**  
303-210-7336  
tonie@tbkrealstate.com  
<https://www.tbkrealstate.com>



Scan code  
for more  
property  
details



# 2646 Espinoza Street, Trinidad, CO 81082 – All Levels



GROSS INTERNAL AREA  
FLOOR 1: 1148 sq. ft, FLOOR 2: 1477 sq. ft  
EXCLUDED AREAS: , GARAGE: 788 sq. ft  
PATIO: 800 sq. ft  
TOTAL: 2625 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**Tonie Benetti**  
303-210-7336  
tonie@tbkrealstate.com  
<https://www.tbkrealstate.com>



Scan code  
for more  
property  
details

