



OLD WESTLAND REALTY

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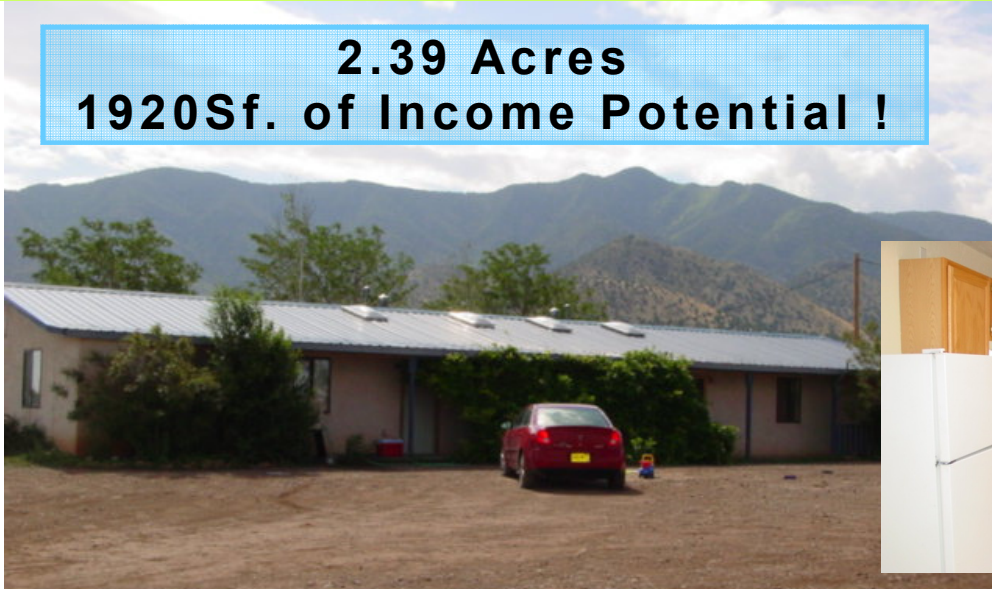
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101 A & B—7th Street, Magdalena

**2.39 Acres
1920Sf. of Income Potential !**



2 BEDROOM (960 Sf. Each)-DUPLEX APARTMENTS FOR SALE
SPACIOUS, WELL DESIGNED OPEN PLAN UNITS.
NATURAL INTERIOR LIGHTING PROVIDED THROUGH SKYLIGHTS
BREAKFAST BAR AS WELL AS SPACE FOR DINING TABLE IN KITCHEN AREA
DISHWASHER—ELECTRIC STOVE—REFRIGERATOR
WASHER & DRYER HOOKUP and CEILING FANS THROUGHOUT
LOVELY MOUNTAIN VIEWS FROM FRONT PATIO/LIVINGROOM
ATTACHED STORAGE ROOM

UTILITY & TAX INFORMATION (+/-Average)

| | |
|------------------------|------------------------------|
| Electric | Tenants Pay |
| Propane Tank | 2 -Rented via AX Propane |
| City Water/Sewer/Trarh | Owner Pays+/- \$55 per month |
| Insurance | \$720.00/year |
| Property Taxes | \$932.37 (2008) |
| MLS # | 655659 |

**Great Price
Great Property**

PRICE: \$157,000.00
Less than \$82.00/SF.

All measurements are approximate. Information is subject to change & should be verified by Buyer.

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