



**BROKEN
ARROW**
ranch & land co.



For Sale

New Offering: The Old Muckers Bucket

\$350,000

ANNE PIZEL

CREEDE, CO

719-849-3298

Great Location!

→ Limitless Opportunities

→ .52 Acres



For any of you Creede locals, you will know this site as the Old Mucker's Bucket restaurant and Saloon in Creede! This prime real estate opportunity on the corner of highway 149 and La Garita Ave includes 1/2 acre of land in seven plus lots spanning 22,750 sq. ft.. Situated within city limits, this property is ideal for a range of development possibilities; restaurants, convenience stores, retail, bed and breakfast, residential uses including multi-family dwellings (reach out for a complete list of permitted uses) You can't beat this location close to national forest access via the Up and Over Trailhead and great for either business and or residential use . Contact us today for more details!

Details



ADDRESS: 704 La Garita, Creede, Co

SQUARE FEET: 3,026

LEGAL DESCRIPTION: LOT 1-7 Blk 26 south Creede and the S 30' of 7th St lying East of Hwy 149 contiguous to the north side of the desired lots

WATER: City

SEWER: City

MLS: #: 821877

TAXES: \$2,397/ 2024 (estimated)

ZONING: B2

YEAR BUILT: 1949

LOT SIZE: .52 Acres

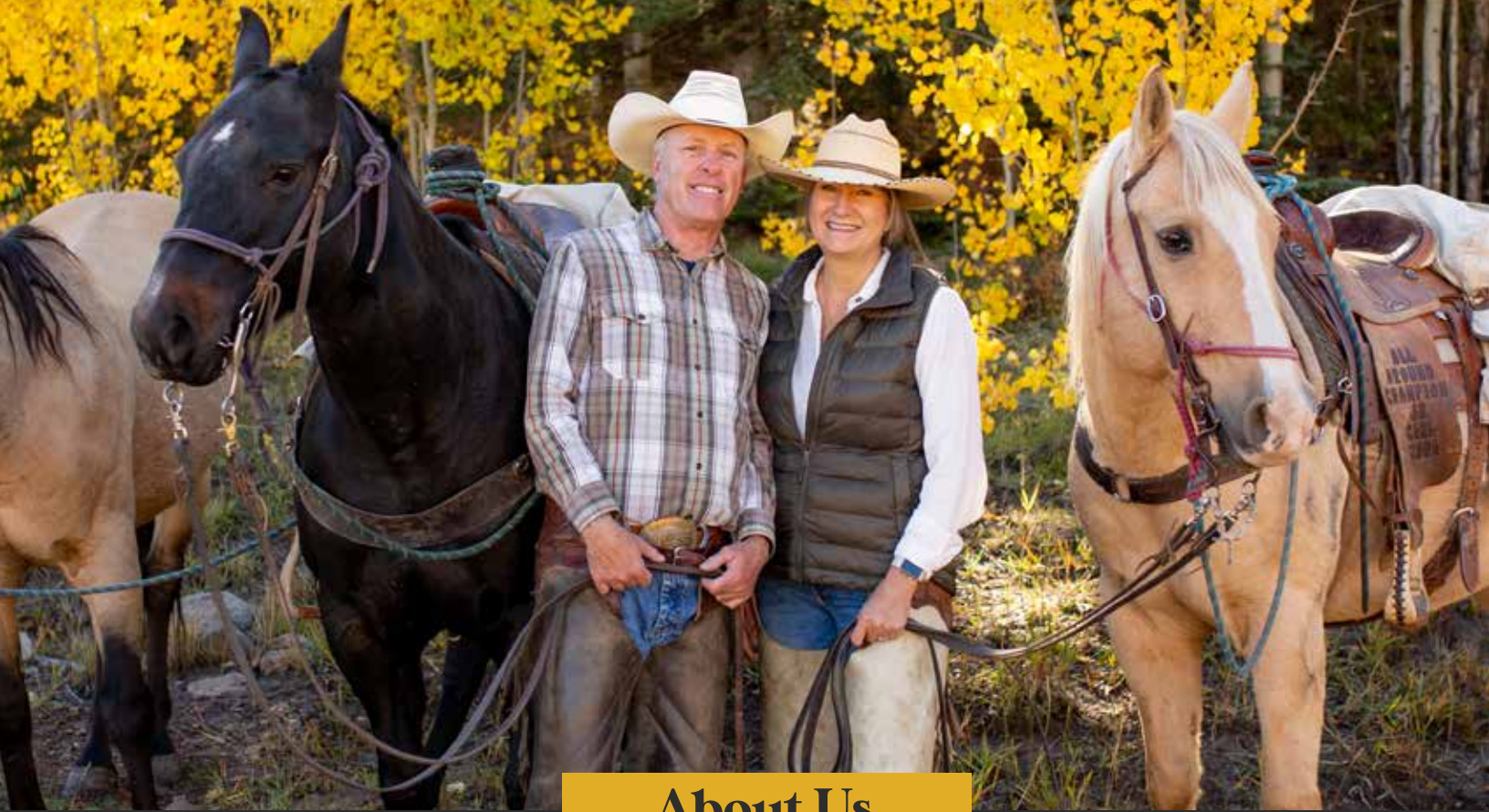
HEAT: None

DIRECTIONS: Entering Creede from South Fork, property is on the right side of Hwy 149





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About Us

**A LOVE FOR THE OUTDOORS & COMMITMENT TO FAMILY DEFINE
BROKER/OWNERS ANNE & DALE PIZEL.**

They made their home in Creede where they raised their daughters, Abbey and Emily. Dale is a native of Creede while Anne was transplanted from the suburbs of Chicago some 30 years ago. When they are not selling real estate, they are enjoying the outdoors, riding the high country, skiing, and team roping. They have a combined experience listing and selling in Creede and the San Luis Valley of 57 years! Broken Arrow Ranch and Land Company is dedicated to serving their clients, customers, and community with integrity.

OFFICE: 719-658-2533

ANNE PIZEL

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DALE PIZEL

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