

# CLEAR CREEK CABINS

Get 16 income-producing units within a 30-minute drive of a world class ski resort.



Calling investors! This unique property has 16 income units, with potential value add options. A 30-minute drive to Winter Park Ski Resort. The property consists of a Main House which is 2BR/2BA, 5 cabins, and 10 RV Hookups. There are also 2 Tesla EV charging stations. All properties are currently LTR but could be converted to STR. The West Fork of Clear Creek runs through the property, making it the perfect glamping site next to a pond and waterfall. The site is approved for a bathhouse, hot tub, and kitchen to support the 8 glamping sites. The acreage includes property across US40. Don't miss out on this opportunity to have multiple income sources on one property!



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YOUR CASTLE REAL ESTATE

WELCOME TO  
**CLEAR CREEK CABINS**

7364 US-40 EMPIRE, CO 80438

OFFERED AT \$1,350,000

PLEASE SCAN FOR MORE INFO



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PROPERTY INFORMATION

# CLEAR CREEK CABINS

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## GENERAL INFORMATION

<b>Property Name</b>	Clear Creek Cabins
<b>Property Type</b>	Manufactured Housing Community - All Age
<b>Address</b>	7362 US-40
<b>City Empire</b>	Empire
<b>State Colorado</b>	Colorado
<b>Zip Code</b>	80438
<b>County</b>	Clear Creek
<b>Market</b>	Western Colorado
<b>Submarket</b>	Clear Creek County
<b>Census Region</b>	West
<b>Census Subregion</b>	Mountain
<b>Longitude</b>	-105.79071
<b>Latitude</b>	39.776005
<b>Number Of Parcels</b>	2
<b>Assessor Parcels</b>	1839-212-01-200, 1839-212-01-201, 1837-262-00-703, 1837-262-00-703, 1837-
<b>Total Taxable Value</b>	\$51,160
<b>Census Tract Number</b>	149



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## SITE INFORMATION

Land Area	12.74 Acres
Topography	Level at street grade
Shape	Irregular
Access	Average
Exposure	Average
Appeal	Average
Current Zoning	Planned Development
Flood Zone	Zone A
Seismic Zone	Medium Risk
Project Amenities	None



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## IMPROVEMENT INFORMATION

<b>Number Of Homesites</b>	16
<b>Development Density</b>	1.3 Units/Acre (16 Units / 12.74 Acres)
<b>Total Number Of Common Area Buildings</b>	6
<b>Number Of Stories</b>	1
<b>Year Built</b>	1935
<b>Property Class</b>	C
<b>Quality</b>	Fair/Average
<b>Condition</b>	Average
<b>Marketability</b>	Average
<b>Parking Type</b>	Homesite and On Street
<b>Number Of Parking Spaces</b>	32
<b>Parking Spaces/Homesite</b>	2.0



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# GALLERY

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AMENITIES

# CLEAR CREEK CABINS

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**SKIING**



**HIKING**



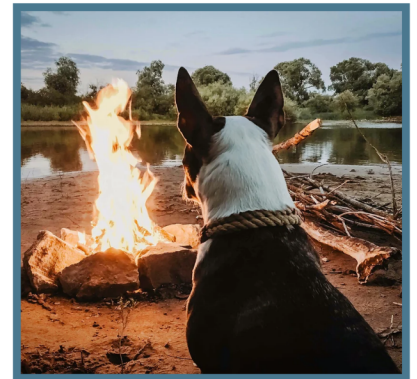
**FISHING**



**FIRE PIT**



**GAMES**



**DOG PARK**



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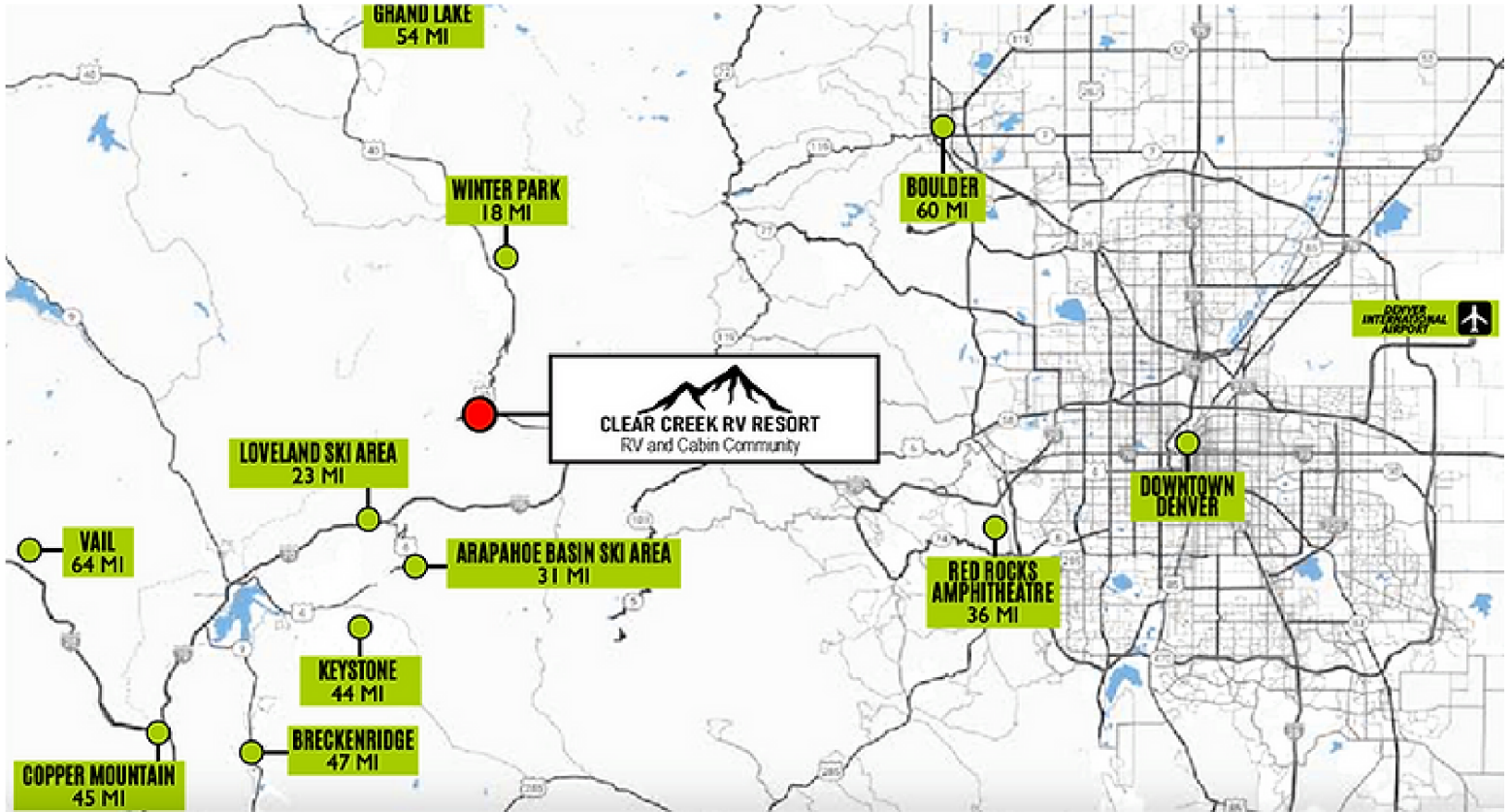
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MAP VIEW

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