

\$335,000 - 777 E 3rd St, Dinosaur

MLS® #4780362

\$335,000

Bedroom, 1.00 Bathroom, 7,500 sqft
Residential on 3.00 Acres

Pronghorn, Dinosaur, CO

So.. a unique opportunity here! This property is on three acres with City Services. The 7500 sq ft building is a huge, structural steel with piers construction metal building. This was built as a Marijuana cultivation facility here in Dinosaur. If you wanted, all the hydroponics and other items can stay if the buyer wanted it! The building currently has an office/kitchen area, an attached room to the office, a large tiled bathroom with a walk in shower, several large rooms and several rooms upstairs. The building could be converted to many things, a barndominium with a business attached or a maintenance and storage facility- Wolf Creek Reservoir project seems to be on course and that is only 20 miles from Dinosaur. Large home, apartments, etc,. zoning wise this borders residential and commercial so both are viable. The builder/owner of the property east of this has rezoned to residential and is looking at horse properties. Arena? We are also in the middle of BLM and the ATV community is learning we have miles and miles of trails into Utah and to Rangely and the "Wagon Wheel" ATV trails. Big dreams need a big building! So why Dinosaur? Dinosaur is known for our hunting ,ATV and off road trails on miles of BLM roads which surround us. Adventures out your front door include photographic adventures of scenery and wildlife in Dinosaur National Monument and our surrounding area. Many of our new residents are enjoying their move from the City, our low crime rate, knowing your



neighbor and being able to enjoy as little as a 15 minute trip to PlugHat for spectacular night star viewing! Come see if this house/building/dream is for you!
More photos to come!

Built in 2018

Essential Information

MLS® #	4780362
Price	\$335,000
Bathrooms	1.00
Full Baths	1
Square Footage	7,500
Acres	3.00
Year Built	2018
Type	Residential
Sub-Type	Residential-Detached
Style	Contemporary/Modern
Status	Active

Community Information

Address	777 E 3rd St
Area	Dinosaur
Subdivision	Pronghorn
City	Dinosaur
County	Moffat
State	CO
Zip Code	81610

Amenities

Utilities	Electricity Available, Propane
# of Garages	20
Garages	Off Street
View	Mountain(s), City

Interior

Interior Features	Study Area
Heating	Forced Air

Cooling	Wall/Window Unit(s)
# of Stories	2
Stories	Two

Exterior

Roof	Metal
Construction	Metal Siding, Concrete
Foundation	Slab

School Information

District	Rangely RE-4
Elementary	Park View
Middle	Rangely
High	Rangely

Additional Information

Days on Market	141
Zoning	Industrial

Listing Details

Listing Office	Elk Mountain Realty Ltd
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