

# Cleborn Multi-Family

## Lake City, CO



The Cleborn multi-family complex is an excellent investment opportunity, featuring four unique units and an additional rental suite. Each apartment has its own distinct floor plan, with two units offering full bathrooms and two with three-quarter bathrooms. The rental suite includes a spacious 5-piece bath, providing options for future modifications, such as adding a kitchenette to create a studio apartment or extending it into a one-bedroom unit. Amenities at the complex enhance tenant convenience, with on-site laundry facilities, off-street parking, and outside decks that offer captivating mountain views. The property is situated on a 0.21-acre lot that is partially treed, providing ample parking space. A recently updated Quonset hut offers valuable storage for vehicles, recreational equipment, and maintenance tools. Location is a standout feature, as the complex is close to the Lake Fork of the Gunnison River, Memorial Park, and historic downtown Lake City. Residents can easily access walking trails, restaurants, and shopping, making this well-maintained property an attractive choice for investors.

### Property Highlights

- 0.21± Acres
- 3,096± Sq. Ft. Home
- 4 1 Bedroom/ 1 Bath Units & 1 Suite Room
- 1 Quonset Hut for Storage
- Decks, Off Street Parking

**\$775,000**



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