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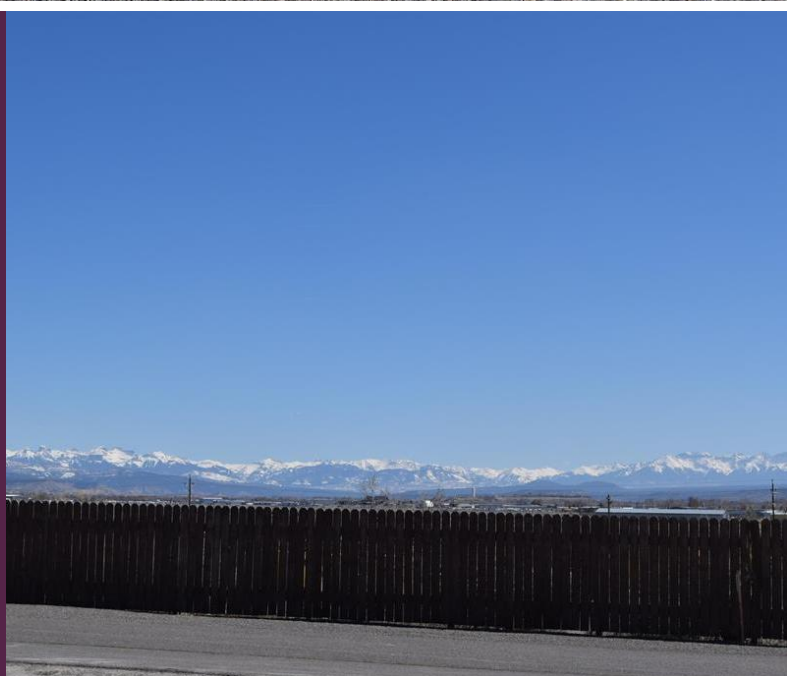


  
**BERKSHIRE  
 HATHAWAY**  
 HomeServices  
 Colorado Properties



**11900 6300 Road - Montrose, CO 81401**  
 2 Half Baths / 2037 Sq Ft  
 Offered at \$1,650,000

Business Opportunity known as Bluff Harbor Leisure Port, a 55+ manufactured home community. 7.26 acres with 29 spaces. 2037 square foot Clubhouse with 878 sq.ft deck. Currently 14 of the spaces are completed with rental homes on 10 lots and 4 lots are lot rentals only. Water, sewer, electric and phone are in place for 15 additional units, paving, natural gas and water taps are needed to complete this section. Beautiful, expansive mountain views. Clubhouse with kitchen, bathrooms, pool table, large screen TV, couches, tables, chairs, nautical decor, etc makes a great community center.



View a VisualTour at [view.paradym.com/4858297](http://view.paradym.com/4858297)

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