MLS #	32705
Price	$165,000
Status	Active
Type	RE Only
Address	111 Elk Ave, 2E
Address 2	Unit 2 E Zink Bldg
City	Crested Butte
Zip	81224
Area	Crested Butte
Class	COMMERCIAL/INDUSTRIAL
DOM	1178

Square Feet	693
# of Acres	0.00
Lot Size	0
Zoning	B 1

Received
County Administration
7/19/13

CBOE # 44

EXHIBIT A
Page 1 of 1

DOUGLAS V KROFT - CC1: (970) 209-0373 **List Agt 2 - Agt Nm Ph**
RED LADY REALTY - Main: (970) 349-5007 **List Ofc 2 - Ofc Nm Ph**

List Ofc 1 - Ofc Nm Ph

Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell
Commission TB	3%
Commission BB	3%
VarComm	No
ExclBuy	No
Assessor Schedule #	03586
Owner Name	World Trade Center
Occupant	tenant
Seller Licensed Y/N	No
Earnest Money	12500

County	Gunnison
Location	Crested Butte
Business Name	none
Year Established	1979
Franchise Y/N	No
Building Description	3 Story bldg with 4 commercial spaces and 1 penthouse apartment
Building Age	1979
Subject to Lease Y/N	No
Number of Units	4

Parking Spaces (#)	0
Input Date	4/28/2010 4:17:00 PM
Price Date	5/6/2013
Original Price	$250,000
Price/Sq Feet	$238.10
Ownership	Owner

Legal Description:
Unit 2 E Zink Bldg condos

FEATURES

BUILDING USE	Service, Office, Retail, Other
FLOOR LEVEL	Upper Floor
CONSTRUCTION	Frame
EXTERIOR FINISH	Wood
ROOF	Membrane

PARKING	Common
UTILITIES	Public Sewer, Public Water, GC Electric
HEAT	Baseboard
POSSESSION	Upon Closing
TERMS	Cash, New Loan, Conventional
SHOW INSTRUCTIONS	24 Hour Notice
DOCUMENTS ON FILE	Covenants

FINANCIAL

Real Property Taxes $	5502.83
Personal Property Tax	

Real Property Tax Year	2012
Personal Prop Tax Year	

PUBLIC REMARKS

Excellent commercial space with prime Elk Ave location. Great office space or retail location. Condo dues are $160/ month.

CONFIDENTIAL REMARKS

2 showings in 3 years

Listed 4/28/2010 250,000
reduced 11/18/2011 ~~[illegible]~~ 135,000
raised 5/6/2013 165,000

Kathy Hoop
349 5807