

# Upper Yampa Realty, Inc.

Donna Corrigan, Broker/Owner

## Storage Unit Facility PLUS Ranchette!

9.52 total  
acres!

*1 acre of  
Storage units  
plus  
8.52 acres to  
annex, develop,  
or live on.*



- Located on CR 25 -1 mile from Oak Creek
- Storage unit parcel has room to expand.
- Currently 45 units in Sentinel Buildings

- Rolling meadows and a knoll with views
- Keep with Ag status, build your dream home. Enjoy horses, chickens, low taxes.
- Work with the Town of Oak Creek on annexation • Talk to the county about a minor subdivision exemption - Surveyed.
- Plentiful views and wildlife



**Reduced to \$375,000**

Exclusively Listed by: Upper Yampa Realty, Inc.

218 E. Main Street, Oak Creek, Colorado • (970) 736-8454

email: [uyri@steamboatsouth.com](mailto:uyri@steamboatsouth.com) • [www.colorado-ranches.com](http://www.colorado-ranches.com)

