

Hwy 34 RV Park in Akron

0.20 Acres

Washington County, CO

\$125,000



Hwy 34 RV Park in Akron

TOTAL ACRES:

0.20

PRICE:

\$125,000

COUNTY:

Washington County

CLOSEST TOWN:

Akron, CO

Activities & Amenities:

Campground
Development Potential
Hotel/B&B/Resort
Income Producing
State Hunting Unit: CO GMU 100

Land Details:

Address: TBD E 1st/Hwy 34 , Akron, Colorado 80720 , USA
Closest Town: Akron
Total Acres: 0.20
Deeded Acres: 0.20
Zoning: Commercial
Elevation: 4650
Topography: Level
Estimated Income: 20000
Income Type: RV parking
Estimated Taxes: \$127.8 - 2022
Source of lot size: Assessor/Tax Data
Parking Types: Driveway
Total # of Spaces: 14
Outbuildings: 1
Other Improvements: RV hookups

Property Summary

Location, Location, Location! Hwy 34 RV Park in Akron is an operating RV Park located on highly traveled Hwy 34 on the east side of Akron, CO

The park currently has 7 - 50 Amp and 7 - 30 Amp electrical hookups, city water and sewer in place.

This is an excellent opportunity to purchase commercial property in a great location that is producing income.

Contact Rick Kusel @ (970) 554-1762 for more information.

Land

This property consists of .2 acres of commercial property on the south side of highly traveled Hwy 34.

Improvements

RV Park with 7 - 50 amp and 7 - 30 amp electrical hookups, city water and sewer hookups also in place.

There is a small utility shed with a washer and dryer.

Recreation

14 RV hookups.





General Operations

Hwy 34 RV Park in Akron is an operating RV park on highly traveled Hwy 34, complete with 14 hookups.

This RV Park in Akron is utilized by RV travelers, seasonally by custom harvesters and also by some long term campers.

Region & Climate

Akron, CO is located in Washington County on the Eastern Plains of Colorado in an area that normally receives 14" of annual rainfall, with low humidity and almost 300 days of sunshine per year.

History

Akron began as a small camp along the railroad, halfway between McCook and Denver. It became a settlement, and soon was named Akron by the wife of a train engineer. She was fond of the name Akron, based from her hometown in Ohio. The name came from a Greek word meaning "an elevation". At the elevation of 4,662 ft, Akron is the highest point from Denver to Chicago along the BNSF Railway. As the county seat for Washington County, Akron has much to offer to both the residents and travelers passing through.

There are multiple food service options for every meal while you are in town. If you are in a hurry, there are two gas stations for snacks and fuel to get you down the road. South of town is the Akron Pond and Washington County Golf Club. Within town limits, Akron has three parks open year-round and one swimming pool that is open during the summer. The Akron Museum is open on Sundays in the summer from 2:00 PM – 4:00 PM and has five different builds to explore and see the interesting history of the area.

The Akron School District is home to the mighty Rams. Grades K-12 are all in one building, which makes it easy to host school events that get every age group involved. A major feature of the school building is the field-house (sports complex) that measures just over 10,000 square feet. There are many extracurricular activities the Akron School offers to students to see them succeed in both athletics and academics. Organizations at the school are very involved with the community and vice versa. The community and the school work hard to supporting each other and promoting success for everyone.

Article from Town of Akron / history

Location

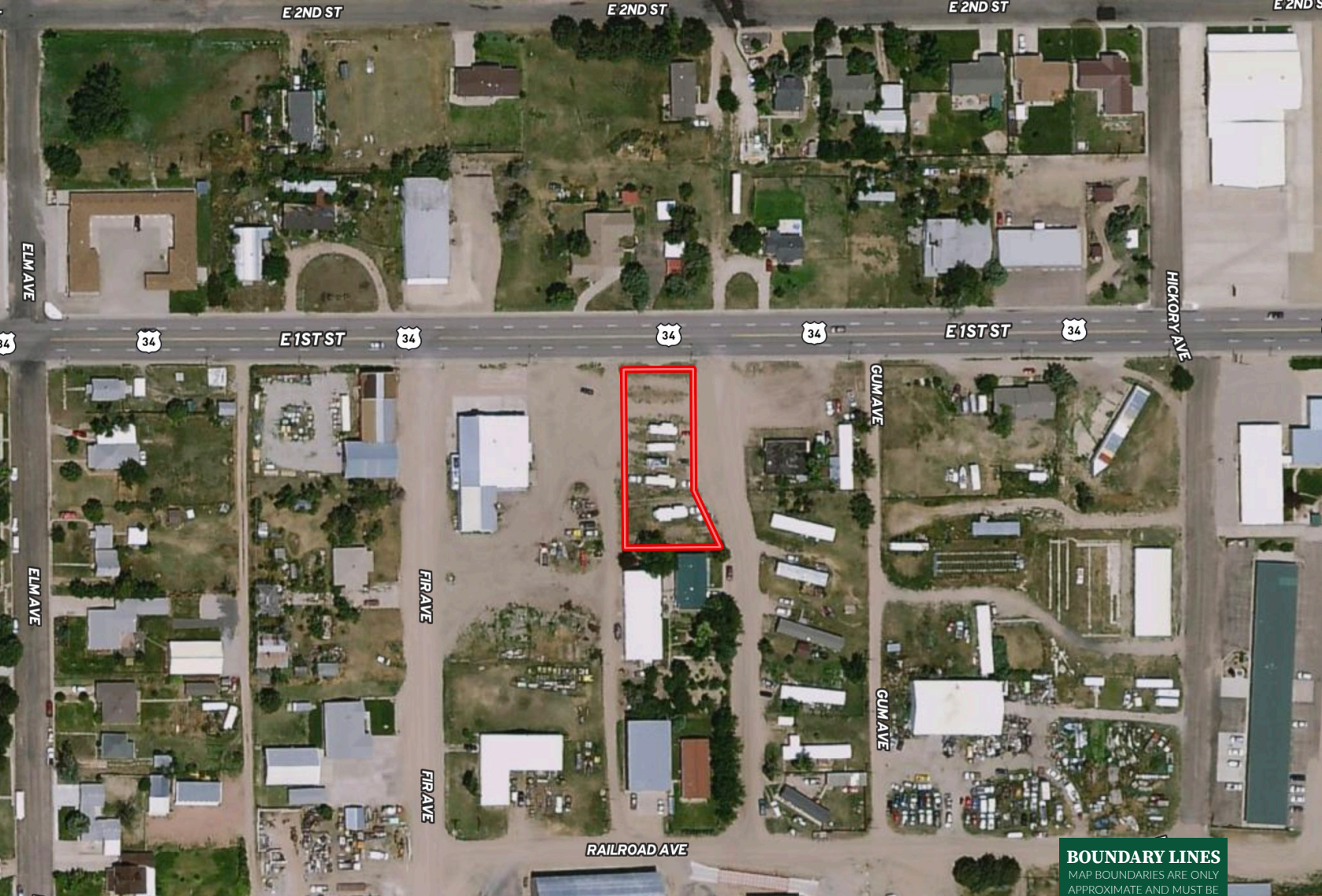
Hwy 34 RV Park in Akron is located on the south side of highly traveled Hwy 34 near the west end of Akron.

Akron is located between the larger communities of Ft. Morgan/Brush and Yuma and south of Sterling and approximately 24 miles in two directions (south on Hwy 63 and east on Hwy 34) from I-76 and 1.5 hours north of I-70.

Akron is 1.5 hours northeast of Denver, gateway to the Rocky Mountains and an hour east of the Nebraska border.

Akron is also home to the Colorado Plains Regional Airport.

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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY
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 VERIFIED FOR ACCURACY.

 Boundary



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