

\$647,000 - 10118 Us Highway 34, Grand Lake

MLS® #21-1761

\$647,000

2 Bedroom, 1.00 Bathroom, 960 sqft

Single Family Res on 0.21 Acres

OTHER, Grand Lake, CO

So much potential! This RARE 2 Lot Property is Zoned Tourist with Residential Usage & possible Commercial Usage! This is an ideal opportunity to live and run your Business in Grand County! Featuring an open, large feel to the 2 Parcels, with perfect US Highway 34 Access for a Business plus some distant Lake Views! The inviting & comfortable Home has been mostly remodeled. A great location for Short Term Rentals in this popular area situated near Lakes, with Fishing & Boating, Close to a Marina, National Forest for Snowmobiling, Hiking, ATVing & Hunting. And there's plenty of Storage Space with 2 Detached Garages & an abundance of Parking Spaces. There's even a putting green. See the Tourist Zoning possibilities in the attached Documents. Centrally located between Grand Lake & Granby. The Home also features a sizeable Upper Loft! The oversized Garage with Loft plus a large Shed provide extra Storage! The Horseshoe Driveway, Huge Mature Aspens & spacious Parking Areas give an extra generous feel to the Property. This could be your ideal setting! Centrally Located between Grand Lake & Granby, close to Lakes, Marina & National Forest, too!

Built in 1963

Essential Information

MLS® # 21-1761

Price \$647,000



Bedrooms	2
Bathrooms	1.00
Square Footage	960
Acres	0.21
Year Built	1963
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	10118 Us Highway 34
Area	Grand Lake Area
Subdivision	OTHER
City	Grand Lake
County	Grand
State	CO
Zip Code	80447

Amenities

Amenities	Storage
Parking	RV Parking, Addl Parking, Garage Door Opener
# of Garages	1

Interior

Interior Features	Eat-in Kitchen, New Paint, Remodeled
Heating	Forced Air, Natural Gas

Exterior

Lot Description	Crn/Cul de Sac, Trees
Construction	Frame

School Information

Elementary	West Grand
Middle	West Grand
High	West Grand

Additional Information

Date Listed	December 2nd, 2021
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