

\$3,850,000 - 202 Topaz Avenue, Granby

MLS® #24-1542

\$3,850,000

0 Bedroom, 10.00 Bathroom, 56,171 sqft
Inc/Comm/Ranch on 4.00 Acres

GRANBY, Granby, CO

Prime Development Opportunity in Granby,
Colorado

Property Type: Former Elementary School

Size: 56,171 Sq. Ft.

Location: Granby, CO

This expansive 56,171 sq. ft. former elementary school in Granby offers 35 rooms with water connections in most, ideal for multi-family, commercial, or mixed-use redevelopment. The surrounding land provides additional potential for townhome or apartment construction.

Key Highlights:

Building: 35 adaptable rooms, ready for conversion to residential or office use.

Utilities: Existing infrastructure with water in most rooms.

Land: Ample space for additional development.

Potential Uses: Multi-family housing, commercial office, or mixed-use projects.

Note: Deed restrictions will not allow this property to operate as a K-12 institution.

Development Notes:

Rezoning may be required depending on the project, providing flexibility to meet market demands.



Location Benefits:

Centrally located near Granby Ranch, Winter Park, and Rocky Mountain National Park, with strong demand for housing and services in this growing community.

Don't miss this rare opportunity to reimagine this property to suit your vision.

Appointment for tour required.

Built in 1980

Essential Information

MLS® #	24-1542
Price	\$3,850,000
Bathrooms	10.00
Square Footage	56,171
Acres	4.00
Year Built	1980
Type	Inc/Comm/Ranch
Sub-Type	Income/Commercial/Ranch
Style	NOT APPLICABLE
Status	Active

Community Information

Address	202 Topaz Avenue
Area	Granby Area
Subdivision	GRANBY
City	Granby
County	Grand
State	CO
Zip Code	80446

Interior

Heating	Natural Gas
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Exterior

Construction	Block
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Additional Information

Date Listed March 14th, 2025

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