

\$2,750,000 - 5950 Gcr 5, Tabernash

MLS® #25-105

\$2,750,000

4 Bedroom, 5.00 Bathroom, 5,000 sqft
Inc/Comm/Ranch on 2.00 Acres

TABERNASH, Tabernash, CO

****Commercially Zoned Property Ideal for HVAC & Plumbing Businesses with Employee Housing****

This rare ****live-in commercial property**** on ****two acres**** offers the perfect setup for ****HVAC, plumbing, or trade businesses**** needing extensive shop space, storage, and on-site employee housing. With ****over 9,200 square feet of shop/garage space**** and a ****5,000-square-foot residence****, this property supports both business operations and workforce accommodations. ****Commercial zoning**** provides flexibility, and ****owner financing is available.****

The ****100' x 60' main building**** features ****6,000 square feet of shop space**** with ****two finished offices, two bathrooms, a walk-in cooler, and a 10' x 12' fireproof gun safe****. The shop is equipped with ****radiant in-floor and forced air heat* via a wood stove,** ensuring energy-efficient climate control. Oversized garage doors (12' x 14' front, 12' x 8' back) provide easy access for large vehicles, equipment, and fleet storage.

Above the shop, the 5,000-square-foot residence offers comfortable employee or owner housing, complete with five bathrooms, multiple bedrooms, a home office, and an expansive game room with a wet bar, pool table, and fireplace. The kitchen is designed for high-volume use with two gas stoves, an



indoor BBQ grill, and a commercial exhaust fan. The guest room opens to two large, hot tub-ready decks, providing a great space to unwind.

A second 80' x 40' shop (3,200 square feet) includes a partially finished bathroom and second-level storage, which could be converted into an additional apartment or office space. A fuel shed with diesel and gasoline tanks and an on-site smokehouse add further utility.

Prime location off County Road 5 near Highway 40 ensures easy access for service vehicles and customers, making this an ideal hub for growing trade businesses. The seller, formerly in the plumbing and heating industry, has additional equipment and supplies available for purchase. Don't miss this turnkey commercial opportunity schedule your showing today.

Built in 1982

Essential Information

MLS® #	25-105
Price	\$2,750,000
Bedrooms	4
Bathrooms	5.00
Square Footage	5,000
Acres	2.00
Year Built	1982
Type	Inc/Comm/Ranch
Sub-Type	Income/Commercial/Ranch
Style	Two Story
Status	Active

Community Information

Address	5950 Gcr 5
Area	Winter Park Area

Subdivision	TABERNASH
City	Tabernash
County	Grand
State	CO
Zip Code	80478

Amenities

Parking	RV Parking
# of Garages	10

Interior

Interior Features	Eat-in Kitchen, Fireplace, Master Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Heating	Forced Air, Natural Gas
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Master Bedroom, Dining Room, Bedroom

Exterior

Exterior	Gas Grill
Lot Description	Level
Construction	Metal Siding

School Information

Elementary	Fraser
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	February 4th, 2025
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Listing information last updated on October 22nd, 2025 at 10:00pm MDT