

\$220,000 - 279 Gcr 309, Parshall

MLS® #25-1106

\$220,000

5 Bedroom, 2.00 Bathroom, 2,511 sqft
Inc/Comm/Ranch on 0.60 Acres

PARSHALL, Parshall, CO

****Endless Possibilities Await on This Prime Property!****

Are you searching for the perfect spot to build your dream home? Or perhaps you're looking for an investment opportunity where you can put in some sweat equity? Look no further! This property offers a wealth of possibilities to suit your vision.

Currently, the property features ****two mobile homes**** that can be renovated and transformed into much-needed rental units, providing immediate income potential. Enjoy stunning ****river views**** and breathtaking sunsets right from your own backyard.

With the Colorado River and public land just a short walk away, this location is ideal for outdoor enthusiasts. With the Colorado River and public land just a short walk away, this location is ideal for outdoor enthusiasts. Plus, you'll be a quick drive from the ****Williams Fork Reservoir****, offering endless opportunities for fishing, boating, hiking, and more.

Don't miss out on this incredible opportunity to create your own oasis or invest in a property with great potential. Schedule your showing today and start imagining the possibilities!

Built in 1993

Essential Information



MLS® #	25-1106
Price	\$220,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,511
Acres	0.60
Year Built	1993
Type	Inc/Comm/Ranch
Sub-Type	Income/Commercial/Ranch
Style	Ranch
Status	Active

Community Information

Address	279 Gcr 309
Area	Hot Sulphur Springs Area
Subdivision	PARSHALL
City	Parshall
County	Grand
State	CO
Zip Code	80468

Amenities

Amenities	Horseback Riding, Trash, Hunting
Parking	Addl Parking
# of Garages	2
View	River

Interior

Interior Features	Open Floorplan
-------------------	----------------

Exterior

Exterior	Fence
Lot Description	Level
Construction	Frame, Mobile Home

School Information

Elementary	West Grand
Middle	West Grand

High

West Grand

Additional Information

Date Listed

July 30th, 2025

© 2025 Grand County Board of REALTORS®. All rights reserved. IDX information is provided exclusively for consumers' personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed.

Listing information last updated on October 22nd, 2025 at 9:45pm MDT