

\$2,950,000 - 22 Gcr 851 Drive, Tabernash

MLS® #25-1205

\$2,950,000

4 Bedroom, 5.00 Bathroom, 3,384 sqft
Inc/Comm/Ranch on 3.49 Acres

TABERNASH, Tabernash, CO

Prime Investment Opportunity - NNN Retail
Property with Residential Rental Component.

This exceptional offering includes a fully leased commercial property anchored by a high-quality national tenant under a 5-year NNN lease with a 5-year extension option, delivering a solid 7% cap rate. The tenant provides strong stability and consistent income, making this an attractive investment for both seasoned and first-time investors.

In addition to the commercial buildings, the property includes a 4-bedroom, 4-bathroom residence currently rented to the seller's family at below-market rates, providing additional upside for future rental income. Key Highlights:

- 7% Cap Rate with long-term national tenant
- NNN Lease - 5 years remaining plus 5-year extension option
- 4 Bed / 4 Bath House included (currently under-rented, future upside)
- Sale includes land, house, propane installation and buildings
- Business and equipment of Aim High (REIC) excluded from sale

Formerly Indian Peaks Rental, property is now operated by Aim High, a division of REIC

This rare investment combines secure commercial cash flow with residential rental income potential, creating a diversified income



stream in one property.

Please schedule a tour and do not disturb
tenants

Built in 2005

Essential Information

MLS® #	25-1205
Price	\$2,950,000
Bedrooms	4
Bathrooms	5.00
Square Footage	3,384
Acres	3.49
Year Built	2005
Type	Inc/Comm/Ranch
Sub-Type	Income/Commercial/Ranch
Style	NOT APPLICABLE
Status	Active

Community Information

Address	22 Gcr 851 Drive
Area	Granby Area
Subdivision	TABERNASH
City	Tabernash
County	Grand
State	CO
Zip Code	80478

Amenities

# of Garages	10
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Interior

Heating	Forced Air, Natural Gas
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Exterior

Construction	Frame
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Additional Information

Date Listed August 22nd, 2025

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Listing information last updated on October 22nd, 2025 at 6:45pm MDT