

# \$405,000 - 279 / 225 / 235 Gcr 309, Parshall

MLS® #25-1363

**\$405,000**

8 Bedroom, 8.00 Bathroom, 6,186 sqft  
Inc/Comm/Ranch on 0.95 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! These properties offer a wealth of possibility to suit your vision. Currently, the properties feature, two mobile homes, a four unit apartment building and a 2bedroom house that can be renovated and transformed into much-needed rental units with incredible income potential. Enjoy stunning river views and breathtaking sunsets right from your backyard. 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 and invest in a property with great potential.



Built in 1947

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 25-1363   |
| Price          | \$405,000 |
| Bedrooms       | 8         |
| Bathrooms      | 8.00      |
| Full Baths     | 3         |
| Square Footage | 6,186     |

|            |                         |
|------------|-------------------------|
| Acres      | 0.95                    |
| Year Built | 1947                    |
| Type       | Inc/Comm/Ranch          |
| Sub-Type   | Income/Commercial/Ranch |
| Style      | Ranch                   |
| Status     | Active                  |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 279 / 225 / 235 Gcr 309  |
| Area        | Hot Sulphur Springs Area |
| Subdivision | PARSHALL                 |
| City        | Parshall                 |
| County      | Grand                    |
| State       | CO                       |
| Zip Code    | 80468                    |

### **Amenities**

|              |                                         |
|--------------|-----------------------------------------|
| Amenities    | Horseback Riding, Storage, Snow Removal |
| Parking      | Addl Parking                            |
| # of Garages | 3                                       |
| View         | River, Mountain(s)                      |

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### **Exterior**

|                 |                    |
|-----------------|--------------------|
| Exterior        | Fence              |
| Lot Description | Level, Trees       |
| Construction    | Frame, Mobile Home |

### **School Information**

|            |            |
|------------|------------|
| Elementary | West Grand |
| Middle     | West Grand |
| High       | West Grand |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 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.

