

\$2,860,000 - 1398 Gcr 466, Grand Lake

MLS® #25-243

\$2,860,000

5 Bedroom, 5.00 Bathroom, 6,959 sqft
Inc/Comm/Ranch on 21.88 Acres

SUBS AND OUTRIGHT EXEMPTIONS, Grand
Lake, CO

Unlock the potential of this 21.88-acre mountain estate—a lucrative investment opportunity perfect for short-term rentals, vacation retreats, or event hosting.

With 5 bedrooms and 4.5 bathrooms, this home is built to accommodate large groups and outdoor enthusiasts, making it a highly desirable rental. Expansive living areas, soaring ceilings, and panoramic windows showcase breathtaking mountain views, creating an unforgettable guest experience.

Located minutes from Grand Lake & Rocky Mountain National Park, this property is perfectly positioned for year-round rental income in Colorado's booming vacation market. Don't miss this rare investment opportunity!

Also a great residential property, please reference MLS#25-242 for the residential listing.

Built in 2001

Essential Information

MLS® #	25-243
Price	\$2,860,000
Bedrooms	5
Bathrooms	5.00



Square Footage	6,959
Acres	21.88
Year Built	2001
Type	Inc/Comm/Ranch
Sub-Type	Income/Commercial/Ranch
Style	Bi-Level
Status	Active

Community Information

Address	1398 Gcr 466
Area	Grand Lake Area
Subdivision	SUBS AND OUTRIGHT EXEMPTIONS
City	Grand Lake
County	Grand
State	CO
Zip Code	80447

Amenities

# of Garages	2
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Interior

Heating	Radiant
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Master Bedroom, Basement

Exterior

Construction	Frame
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School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	March 13th, 2025
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