

\$699,000 - 121 Byers Avenue, Hot Sulphur Springs

MLS® #25-377

\$699,000

4 Bedroom, 5.00 Bathroom, 9,580 sqft
Inc/Comm/Ranch on 0.34 Acres

HOT SULPHUR SPRINGS, Hot Sulphur Springs, CO

Discover a unique commercial opportunity with this incredible property featuring a versatile warehouse, retail space, and a charming residential unit, all with high visibility along Highway 40. Nestled on a spacious corner lot in the quaint mountain town of Hot Sulphur Springs, this property is perfectly positioned to attract both local and visiting clientele. The metal shop, constructed in 2003, boasts a range of features designed to accommodate a variety of business needs. Inside, you will find multiple office spaces that provide a professional environment, separate bathrooms for convenience, and an open loft area that can be utilized for additional office space or storage. The expansive warehouse offers ample room for storage or manufacturing, allowing for customization to fit most operational requirements. In addition to the commercial space, this property includes a cozy 2-bedroom, 2-bathroom residence, providing a perfect living arrangement for owners or employees. The attached retail shop along US Highway 40 presents an excellent opportunity for business ventures, with high traffic exposure ensuring maximum visibility and accessibility. Don't miss out on this rare chance to own a versatile property that combines commercial potential with residential comfort in a picturesque mountain setting. Whether you're looking to expand your business or invest in a prime location, this property in Hot Sulphur Springs is a must-see!



****Schedule your showing today and explore the endless possibilities this unique property has to offer!****

Built in 1899

Essential Information

MLS® #	25-377
Price	\$699,000
Bedrooms	4
Bathrooms	5.00
Full Baths	1
Half Baths	3
Square Footage	9,580
Acres	0.34
Year Built	1899
Type	Inc/Comm/Ranch
Sub-Type	Income/Commercial/Ranch
Style	Two Story
Status	Active

Community Information

Address	121 Byers Avenue
Area	Granby Area
Subdivision	HOT SULPHUR SPRINGS
City	Hot Sulphur Springs
County	Grand
State	CO
Zip Code	80451

Amenities

Parking	Addl Parking
# of Garages	6
View	City, Mountain(s)

Interior

Interior Features	Fireplace, Loft, Open Floorplan, Vaulted Ceiling(s)
Heating	Forced Air, Natural Gas
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room

Exterior

Lot Description	Crn/Cul de Sac
Construction	Frame

School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	April 10th, 2025
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Listing information last updated on October 22nd, 2025 at 6:45pm MDT