

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

MLS® #25-381

**\$699,000**

4 Bedroom, 5.00 Bathroom, 9,580 sqft

Single Family Res 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® #         | 25-381                  |
| 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           | Single Family Res       |
| Sub-Type       | Single Family Residence |
| Style          | Two Story               |
| Status         | Active                  |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 121 Byers Avenue         |
| Area        | Hot Sulphur Springs 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                             |
| Fireplaces        | Living Room                                         |

**Exterior**

|                 |                                             |
|-----------------|---------------------------------------------|
| Lot Description | Crn/Cul de Sac, City Lot, Corner Lot, Paved |
| Construction    | Frame                                       |

**School Information**

|            |             |
|------------|-------------|
| Elementary | Granby      |
| Middle     | East Grand  |
| High       | Middle Park |

**Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 10th, 2025 |
|-------------|------------------|

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