

\$395,000 - 103 Byers Avenue, Hot Sulphur Springs

MLS® #25-564

\$395,000

1 Bedroom, 1.00 Bathroom, 1,040 sqft

Single Family Res on 0.34 Acres

HOT SULPHUR SPRINGS, Hot Sulphur Springs, CO

Welcome to 103 Byers Ave - a unique opportunity in the heart of Hot Sulphur Springs! This mixed-use property offers both residential comfort and commercial potential all in one charming package.

The front of the building was once home to the beloved Dari Delite, a local favorite known for its burgers and ice cream, and it's ready for its next chapter. Whether you're dreaming of reopening a hometown eatery, starting a new retail venture, or creating a cozy café, this space is full of possibilities with high visibility and easy access from highway 40.

Attached to the commercial storefront is a comfortable living space that could serve as a full-time home, rental, or on-site owner's quarters. With flexible zoning and great street presence, this property is ideal for someone looking Attached to the commercial storefront is a comfortable living space that could serve as a full-time home, rental, or on-site owner's quarters. With flexible zoning and great street presence, this property is ideal for someone looking to

blend work and life in one convenient location.

Located just minutes from the Hot Sulphur Springs Resort, the Colorado River, and endless outdoor adventures, 103 Byers Ave is a rare find for entrepreneurs, investors, or



those wanting to be part of a small-town community with big charm.

Bring your vision and make this Grand County gem your own!

Built in 1965

Essential Information

MLS® #	25-564
Price	\$395,000
Bedrooms	1
Bathrooms	1.00
Square Footage	1,040
Acres	0.34
Year Built	1965
Type	Single Family Res
Sub-Type	Single Family Residence
Style	One Level
Status	Active

Community Information

Address	103 Byers Avenue
Area	Hot Sulphur Springs Area
Subdivision	HOT SULPHUR SPRINGS
City	Hot Sulphur Springs
County	Grand
State	CO
Zip Code	80451

Interior

Heating	Baseboard, Electric
Fireplaces	Family Room

Exterior

Construction	Frame
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Additional Information

Date Listed	May 15th, 2025
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