

\$3,500,000 - 62000 Us Hwy 40, Granby

MLS® #25-789

\$3,500,000

0 Bedroom, 0.00 Bathroom,
Land on 3.38 Acres

GRANBY, Granby, CO

Prime 3.38-Acre Development Opportunity -
Granby, CO

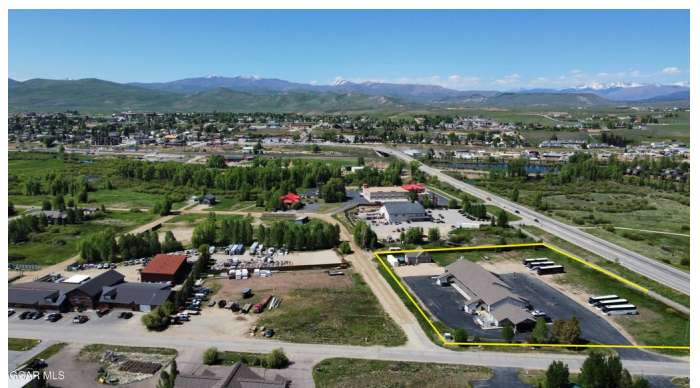
Exceptional 3.38-acre development parcel located directly off US Hwy 40 at Ten Mile Drive in Granby. Zoned HGB (Highway General Business), this rare offering supports a wide variety of by-right uses, including multifamily housing, automotive sales, office space, retail, restaurants, lodging, sporting establishments, and fuel stationsâ€”making it one of the most versatile commercial sites in the area.

The property is being sold as-is, with no inspection or objection rights related to the existing motel. Standard land due diligence is permitted.

Please do not disturb the motel guests or operator.

Seller may subdivide if requested.

This high-visibility location offers excellent traffic exposure & strong development potenti



Essential Information

MLS® #	25-789
Price	\$3,500,000
Bathrooms	0.00

Acres	3.38
Type	Land
Sub-Type	Vacant Land/Acreage
Status	Active

Community Information

Address	62000 Us Hwy 40
Area	Granby Area
Subdivision	GRANBY
City	Granby
County	Grand
State	CO
Zip Code	80446

Exterior

Lot Description	Level
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Additional Information

Date Listed	June 11th, 2025
HOA Fees	6924.26
HOA Fees Freq.	Annually

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Listing information last updated on October 22nd, 2025 at 3:30pm MDT