

\$1,295,000 - 35205 Us Hwy 40, Kremmling

MLS® #25-839

\$1,295,000

0 Bedroom, 0.00 Bathroom,
Land on 37.34 Acres

KREMMLING, Kremmling, CO

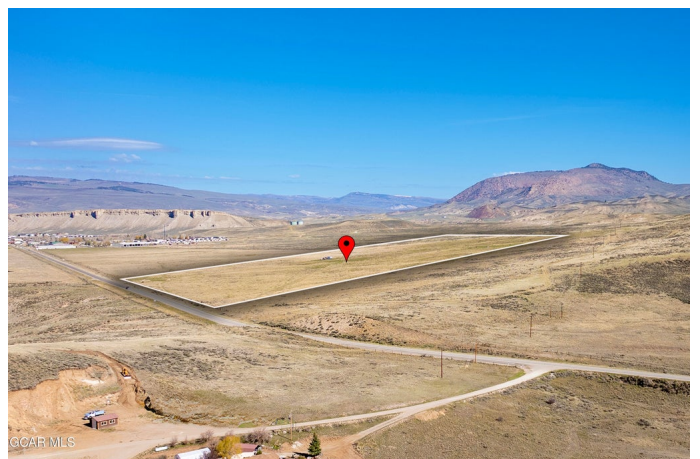
Unlock the Potential of Prime Kremmling Land!

Key improvements are already in place:

CDOT-approved access and installed driveway, fully fenced perimeter, borders public lands on the north and east sides for unbeatable privacy and recreation access, excellent wintering ground for antelope and elk, with abundant wildlife year-round.

Power is nearby, making utilities straightforward to bring in. Just 3,600 feet from town allowing potential access to public water and sewer connections, this property is perfectly positioned for residential or mixed-use expansion (subject to county approval). The lot features an easy, gentle slope ideal for construction and site planning. Whether you're envisioning a housing development, multifamily units, or a creative live-work concept, the possibilities here are wide open. Don't miss your chance to bring growth and innovation to this up-and-coming area of Grand County.

Note: One member of the ownership group is a licensed real estate agent in the state of CO



Essential Information

MLS® #	25-839
Price	\$1,295,000

Bathrooms	0.00
Acres	37.34
Type	Land
Sub-Type	Vacant Land/Acreage
Status	Active

Community Information

Address	35205 Us Hwy 40
Area	Kremmling Area
Subdivision	KREMMLING
City	Kremmling
County	Grand
State	CO
Zip Code	80459

Amenities

Parking	Addl Parking, RV Access/Parking
View	River, Mountain(s)

Interior

Interior Features	Open Floorplan
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Exterior

Exterior	Fence
Lot Description	Public Land, Sloped

School Information

Elementary	West Grand
Middle	West Grand
High	West Grand

Additional Information

Date Listed	June 15th, 2025
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Listing information last updated on October 22nd, 2025 at 6:45pm MDT