

\$799,900 - 686 Nevada Street, Hot Sulphur Springs

MLS® #25-870

\$799,900

3 Bedroom, 2.00 Bathroom, 1,813 sqft
Single Family Res on 1.83 Acres

HOT SULPHUR SPRINGS, Hot Sulphur
Springs, CO

Endless Possibilities Await - Business Zoning
Opportunity in Unincorporated Grand County!

Just outside of Hot Sulphur Springs, this versatile 3-bedroom, 2-bath home offers more than just comfortable living—it's a rare chance to own property zoned Business in unincorporated Grand County. Whether you're looking for a live/work setup, future development potential, or space to expand, this one checks every box.

The home features a spacious layout with a full unfinished basement, ready for your vision—easily allowing for 2 additional bedrooms, another bathroom, a home gym, office, or bonus rooms. Think 5-bed/3-bath with ample flex space!

Outside, the 40' x 40' shop is a dream come true for hobbyists, entrepreneurs, or storage needs. Heavy equipment? Small business? Retail dreams? You're covered. What truly sets this property apart is the zoning:

Permitted Uses Include (but are not limited to):
Antique Shops, Bakeries, Banks, Beauty Shops, Construction/Earth-Moving Businesses, Nurseries/Greenhouses, Grocery Stores, Restaurants, Light Manufacturing, Theatres, Mini-Storage, Retail/Rental Stores, and more!



The sky truly is the limit here! Come see the potential for yourself!

Plus, the land can be subdivided into multiple lots without re-platting, unlocking serious development potential.

Whether you're dreaming of a home-based business, income property, or long-term investment this property is your blank canvas.

Built in 1978

Essential Information

MLS® #	25-870
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,813
Acres	1.83
Year Built	1978
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Two Story
Status	Active

Community Information

Address	686 Nevava Street
Area	Hot Sulphur Springs Area
Subdivision	HOT SULPHUR SPRINGS
City	Hot Sulphur Springs
County	Grand
State	CO
Zip Code	80451

Amenities

Amenities	Laundry, Storage, Owners Closet, Trash
Parking	RV Parking, Addl Parking

# of Garages	4
View	Mountain(s)
Is Waterfront	Yes

Interior

Interior Features	Ceiling Fan(s), Fireplace, Master Suite, Remodeled, Stove, Sun Room
Heating	Baseboard, Electric
Fireplaces	Living Room, Basement

Exterior

Lot Description	Public Land, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Level, Meadow, Open Lot, Split Possible, Subdivided, Views
Construction	Frame

School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	June 19th, 2025
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