

# \$110,000 - 686 Nevava, Hot Sulphur Springs

MLS® #25-982

**\$110,000**

0 Bedroom, 0.00 Bathroom,  
Inc/Comm/Ranch on 0.87 Acres

HOT SULPHUR SPRINGS, Hot Sulphur  
Springs, CO

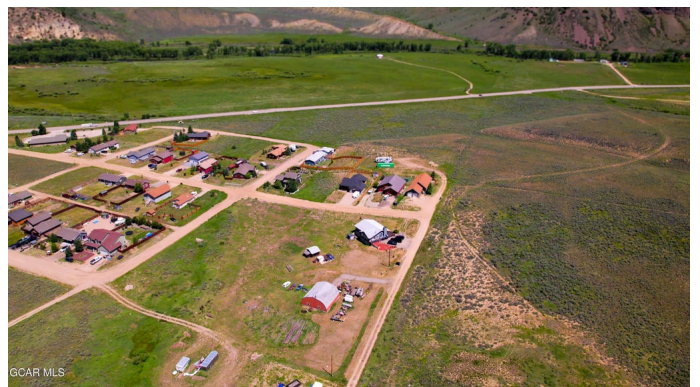
Incredible Business-Zoned Opportunity -  
Platted, Subdividable, and Ready for  
Development—with neighboring lots and a  
residence also available for purchase!

Unlock endless possibilities with this rare  
vacant land offering—fully platted and zoned  
for a wide variety of business uses, making it  
the perfect investment for entrepreneurs,  
developers, or investors seeking flexibility and  
growth potential.

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 much more—the sky truly is the limit!  
Already platted, the property can be  
subdivided and sold as individual lots or  
developed as a larger project without the need  
for re-platting. This turn-key flexibility allows for  
quick execution on your vision whether that's  
building a business park, creating mixed-use  
income properties, storing construction  
supplies and equipment or simply holding as a  
long-term investment in a rapidly growing area.

Whether you're dreaming of a home-based



business, developing commercial space, or securing land for future use this property is your blank canvas. Come walk the land and envision the future. Opportunities like this don't come around often.

**Essential Information**

|           |                         |
|-----------|-------------------------|
| MLS® #    | 25-982                  |
| Price     | \$110,000               |
| Bathrooms | 0.00                    |
| Acres     | 0.87                    |
| Type      | Inc/Comm/Ranch          |
| Sub-Type  | Income/Commercial/Ranch |
| Style     | NOT APPLICABLE          |
| Status    | Active                  |

**Community Information**

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

**Amenities**

|         |             |
|---------|-------------|
| Parking | RV Parking  |
| View    | Mountain(s) |

**Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Open Floorplan |
|-------------------|----------------|

**Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | July 3rd, 2025 |
|-------------|----------------|

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