\$1,750,000 - 1895 Fall River Rd, Estes Park

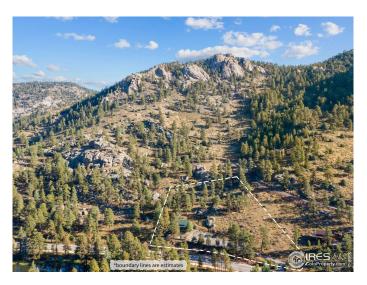
MLS® #1045483

\$1,750,000

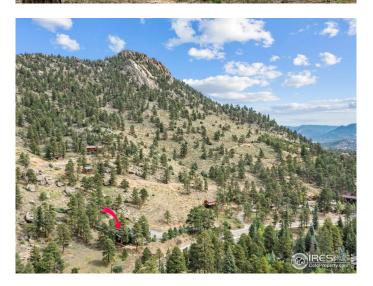
Bedroom, Bathroom, Land on 2.29 Acres

Binns, Estes Park, CO

Exclusive Development Opportunity on Fall River Road, 3 minutes to the entrance of Rocky Mountain National Park - Estes Park, Colorado. Discover an extraordinary opportunity to create a world-class hospitality experience in one of Colorado's most breathtaking settings. This 2.29-acre, A-zoned property on Fall River Road is fully approved for 26 luxury hotel units, offering sweeping mountain vistas and an unmatched natural backdrop just moments to Rocky Mountain National Park and downtown Estes Park. Imagine a boutique resort or wellness retreat where guests can unwind in style with luxury-mountain style accommodations, meeting spaces, restaurant and wellness amenities such as a world-class spa, fitness center and a fleet of E-bikes for guests to use on the hike & bike trail into town or RMNP. The site's location combines serenity with accessibility, just minutes from the heart of Estes Park, yet immersed in the tranquility of nature. Existing building is 3089sf and could be utilized as part of your new development. As the gateway to Rocky Mountain National Park, Estes Park welcomes over 4 million visitors each year, and with its limited land availability and strict development restrictions, opportunities like this are exceedingly rare. Position your brand at the doorstep of one of America's most iconic national parks and capture the essence of the Colorado mountain experience-luxury, adventure, and timeless natural beauty.







Essential Information

MLS® # 1045483

Price \$1,750,000

Acres 2.29 Type Land

Sub-Type Unimproved Land

Status Active

Community Information

Address 1895 Fall River Rd

Area Estes Park

Subdivision Binns

City Estes Park

County Larimer

State CO

Zip Code 80517

Amenities

Amenities Hiking/Biking Trails

Utilities Natural Gas Available, Electricity Available, Natural Gas at Property

View Mountain(s), Foothills View

Interior

Interior Features High Speed Internet

Exterior

Lot Description Fire Hydrant within 500 Feet, Wooded, Level, Rolling Slope, Rock

Outcropping, Within City Limits, Mountains, River Access

School Information

District Estes Park District

Elementary Estes Park
Middle Estes Park
High Estes Park

Additional Information

Days on Market 3
Zoning A1

Listing Details

Listing Office First Colorado Realty

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