



YOUR HOME

Real Estate & Remodeling
SALES • DESIGN • LIVING

RE/MAX
PEAK TO PEAK
WINTER PARK & GRANBY
Each Office Independently Owned & Operated

Welcome to Your New Business Venture....725 Grand Avenue, Grand Lake, CO 80447

At the entrance to Rocky Mountain National Park and within walking distance of Grand Lake's waterfront, the local shops, and Summer entertainment, this commercial motel and restaurant location with over 3,600 finished square feet cannot be beat. Plenty of parking, guest experiences and adventures to be had right from this doorstep!

If you have been dreaming of living and working in the Rocky Mountains, then this business opportunity in historical downtown Grand Lake is for you! Overlooking the Boardwalk and facing Mount Baldy, this hotel and restaurant building is waiting for new operators. Situated at the corner of Grand and Vine and taking up the entire corner, the 8 room motel with a variety of bedding sizes faces the largest patio in Grand Lake, complete with fire marshal approved fire pit and a stage for outdoor music all Summer long. Originally built in 1949 and added on in 1963, this building offers a lot of the charm to be expected in Grand Lake: half log siding, open decks, friendly attitude.

The restaurant features a newly built bar, an enclosed, but removable exterior dining area, a front desk check in area, and a lower level perfect for more tables, music set ups or game room. The galley style kitchen has a large 48" gas range, exterior vented commercial hood, and refrigerators and freezers. Easy access to the pantry area for dried good storage makes the small kitchen easy to maneuver while serving up plenty of food. New luxury vinyl planking in the kitchen, the entry and the bar make clean up easy. A walk through door from the front desk to the patio make serving drinks easy during warmer months.

A 4-bedroom apartment above the restaurant could be for employees or for owners, depending on preference. Usage for this building is based on Grand County zoning and the Town of Grand Lake zoning. Whether for employee housing, a motel, a bed and breakfast, or other commercial uses, this expansive building has lots of potential and lots of space to customize.

New owner would be creating their own slice of heaven with this building purchase. No business is being offered with the building. No historical business documents available. Listing agent must be present during all showings. Verification of funds may be requested prior to showings.

If this opportunity isn't for you, feel free to pass on to someone who may be a good fit!

**Erica Kalkofen • 970.531.6860 • erica@realestateandremodels.com • realestateandremodels.com
120 E Agate Ave, Granby, CO 80446 • PO Box 2898, Winter Park, CO 80482**