



725 GRAND Avenue, Grand Lake, CO 80447

MLS #23-74

At the entrance to Rocky Mtn Ntl Park and within walking distance of the 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.

Contract Information

Transaction Type	Income Commercial	Listing Office	Re/Max Peak to Peak Direct: 970-726-5700 Fax: 970-887-0890 Other Phone: 970-531-6866 2nd Fax: 970-887-0890 https://www.remax.com/realestateofficerealtor/winterpark-co-80482-remaxpeaktopeak-id60110220.html
Book Section	Income/Commercial/Ranch	Status	Coming Soon
List Price	2,175,000	Lease Amount	0
Lease Term	None	Percent Ownership	Full
Var Comm	Yes	Reservations	Not Applicable
1st Right of Refusal	No	List Price Per SqFt	593.61

Location, Legal and Taxes

Area	Granby Area	County	Grand
Parcel Number	119305218008	Monthly HOA Fee	0
Monthly HOA Remarks	0	Taxes	25,624.32
Tax Year	2022	Tax Schedule #	R147060
Subdivision	GRAND LAKE		
Legal	Subd: GRAND LAKE Lot: 15 Block: 18 Subd: GRAND LAKE Lot: 16 Block: 18		
FIRPTA (Foreign Investment in Real Property Act)	No	Common Road Name	GRAND AVE

General Property Description

Realtor.COM Type	Commercial	Upper SqFt	2,160
Main SqFt	3,295	Total SqFt	7,519
Basement SqFt	865	Finished SqFt	3,664
Year Built	1949	Year Built Remarks	EFF YR BLT 1963
Style	Two Story	Lot Size	97X103
Acres	0.23	Total Bedrooms	12
Total Bathrooms	9.75	Total Full Baths	2
Total 3/4 Baths	7	Garage Type	None
Garage Stalls	0		

Remarks

Permanent Book Msg Commercial Building

Details

Lease Type:	None	Fireplace/Wood Stove:	# of Fireplace/Stove: 2
		Construction:	Frame

Miscellaneous:	Minimum Earnest \$: 30000; Possession: Day of closing; Sales Transfer Tax: No	Amenities:	Cable TV; Fishing; Game Room; Golf Course; Heat Included; Laundry; Lodge; Restaurant; Road Maintenance; Trash Removal; Snow Removal
Access Road Maintain:	City; County	Schools:	Elementary School: Granby; High School: Middle Park; Jr High School: East Grand
Legal:	Block/Bldg: 18; Lot/Unit: 15&16	Description:	Addl Parking; Bars; Cable Installed; Deck; Fence; Fireplace; Lake View; Smoke Alarm; Updated; View City; View Mtns; Walk in Closet
Water Source:	Community: n/a; Public: Tap Paid; Well: n/a	Terms:	1031 Exchange; Cash; Conventional; Terms Acpt to Seller
Sewer Source:	Community: n/a; Public: Tap Paid; Septic: n/a	Possible Usage:	Accommodations; Business; Commercial; Multi-Family; Lease Term: Both Short & Long
Utilities:	Cable TV: Connected; Electric: Connected; Natural Gas: Connected; Telephone: Connected; Heat: Natural Gas; Type Heat: Forced Air	Special Listing Conditions:	Auction: No; Real Estate Owned: No
Inclusions:	Disposal; Furniture; Microwave; Oven; Range; Refrigerator; W/D Hookup; Washer/Dryer		
Basement:	Basement: Full; Bsmt Finished: Partial Finished; Crawl/Slab: Crawl Space; % Basement Finished: 85; Basement Finished: 85% finished		

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