

TRAIL RIDGE MARINA

RESORT BUSINESS OPPORTUNITY



Shadow Mountain/Grand Lake
12634 U.S. Highway 34 - Grand County, CO 80447

The ONLY Premier Full-Service Marina on the Lakes!

REALTY

Site: 0.93 Acres
Lake Frontage: 466'
Zoning: "Tourist", Grand County

Improvements:

Marina Building: 2,460 SF
Service Building: 720 SF
Residential Building: 876 SF
Total Improvements: 4,056 SF

YOC: 1965
Alterations: 2002
Service Building: 2002

MARINA BUSINESS

- US Forest Service, Special Use Permit expiring in 2024
- Fuel Sales – 1,000 Gallon Tank
- Dock/Slip Rentals – 100 Positions
- Retail Sales
- Repair Service Potential

Boat Rental Fleet: 10 Pontoon Boats
4 Runabouts
3 Fishing Boats

Offering Price: \$1,750,000, Cash



For Information Contact:

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