

GRAND ELK MARINA

RESORT BUSINESS OPPORTUNITY
WITH DEVELOPMENT POTENTIAL



REALTY

Address: 6862 Highway 34, Granby, CO 80446
Site: 1.85 Acre
Lake Frontage: 900'
Zoning: T – Tourist Zone District
Grand County

IMPROVEMENTS

Retail/Restaurant: 5,295 SF
Residence: 2,752 SF
Total: **8,047 SF**

Boat Storage: 2,100 SF

YOC: 1955/1960

Development Potential: 10-Unit Townhouse Development Planned

PARCEL B: 11.3 Acres Vacant Land
West side of Highway 34

MARINA BUSINESS

- US Forest Service, Special Use Permit
- Dock/Slip Rentals – 80 Positions
- Covered Slip Rentals – 20 Positions
- Moorings – 80 Positions
- Fuel Sales
- Retail/Restaurant

Rental Fleet: 3-20' Pontoon Boats
1-24' Pontoon boat

Real Property Taxes:

Marina: \$6,871 (2012)
Parcel B: \$2,520 (2012)

Offering Price:

Marina & Parcel B: \$1,499,000
\$ 1,299,000

DRASTIC PRICE REDUCTION!

Bank financing potential for well-qualified buyer.



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