

Grand Lake's Best Value!!!



- Americas Best Value Inn - by Vantage
- Great location
- 21 Rooms
- Jacuzzi
- Owners unit

Views of Baldy



- Excellent Location
- Great ROI
- In Village of Grand Lake:
Walk to restaurants, shops, horseback riding, boating, fishing, bowling
- Just minutes to: West Entrance Rocky Mountain National Park
- Golf Course
- Snowmobile Trails
- Cross Country Skiing
- 40 minutes to Winter Park Ski Resort
- Alpine Skiing

Only \$1,600,000



ANNIE G - Broker Associate
 RE/MAX Resorts of Grand County, Inc.
 728 Grand Ave., P.O. Box 39, Grand Lake, CO 80447
 (800)982-2155 - Toll Free
 (970)627-8001 - Office
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**Lots 12-14, Block 21
 613 Grand Avenue - Town of Grand Lake**

\$1,600,000

Square Footage: 17,733 heated*
 Zoning Commercial
 Garage: 3 car
 Lot Size: .344 acres

*taken from county records

Sewer: Three Lakes
 Year Built: 1985
 Water: Town of Grand Lake
 Possession: Day/Time of Closing
 Taxes: \$11, 585- 2005
 Laundry Facility: Yes

