

\$2,750,000 - 5950 Grc 5, Tabernash

MLS® #4593295 Listing Office: KELLER WILLIAMS TOP OF THE ROCKIES

\$2,750,000

0 Bedroom, 0.00 Bathroom, 15,440 sqft
Commercial Sale on 2 Acres

N/A, Tabernash, CO

****Commercially Zoned Property Ideal for HVAC & Plumbing Businesses with Employee Housing**** This rare ****live-in commercial property**** on ****two acres**** offers the perfect setup for ****HVAC, plumbing, or trade businesses**** needing extensive shop space, storage, and on-site employee housing. With ****over 9,200 square feet of shop/garage space**** and a ****5,000-square-foot residence****, this property supports business operations and workforce accommodations. Commercial zoning provides flexibility, and owner financing is available. The 100' x 60' main building features 6,000 square feet of shop space, two finished offices, two bathrooms, a walk-in cooler, and a 10' x 12' fireproof gun safe. The shop has radiant in-floor and forced air heat via a wood stove, ensuring energy-efficient climate control. Oversized garage doors (12' x 14' front, 12' x 8' back) provide easy access for large vehicles, equipment, and fleet storage.

Above the shop, the 5,000-square-foot residence offers comfortable employee or owner housing, with five bathrooms, multiple bedrooms, a home office, & an expansive game room with a wet bar, pool table, and fireplace. The kitchen is designed for high-volume use with two gas stoves, an indoor BBQ grill, & a commercial exhaust fan. The guest room opens to two large, hot tub-ready decks, providing a great space to unwind.



A second 80' x 40' shop (3,200 square feet) includes a partially finished bathroom & second-level storage, which could be converted into an additional apartment or office space. A fuel shed with diesel and gasoline tanks and an on-site smokehouse add further utility.

Prime location off County Road 5 near Highway 40 ensures easy access for service vehicles & customers, making this an ideal hub for growing trade businesses. The seller, formerly in the plumbing & heating industry, has additional equipment & supplies available for purchase. Don't miss this turnkey commercial opportunity!

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**Listing Courtesy of KELLER WILLIAMS
TOP OF THE ROCKIES**

Built in 1982

Essential Information

MLS® #	4593295
Price	\$2,750,000
Bathrooms	0.00
Square Footage	15,440
Acres	2.00
Year Built	1982
Type	Commercial Sale
Sub-Type	Special Purpose
Status	Active
Features	Storage

Community Information

Address	5950 Grc 5
Subdivision	N/A
City	Tabernash
County	Grand
State	CO

Zip Code 80478

Amenities

Utilities Electricity Connected, Internet Access (Wired), Natural Gas Connected, Phone Connected, Sewer Connected

Parking Spaces 10

Parking Exterior Access Door, Finished Garage, Heated Garage, Insulated Garage, Lighted, Oversized, Oversized Door, RV Garage, Storage

of Garages 10

Exterior

Roof Metal

Additional Information

Date Listed February 22nd, 2025

Zoning AA1

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