

# Just Listed

61000 US HWY 40, GRANBY, CO  
MLS# 26189



**JOHN SANDERSON**

Broker/Owner  
Lic. #EC.100076170  
970.531.9926 (cell)  
[John.Sanderson@remax.net](mailto:John.Sanderson@remax.net)  
<http://www.sandersonre.com>

## RE/MAX PEAK TO PEAK

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**\$2,395,000**



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8,573 SF



Strategic commercial real estate opportunity in the core highway corridor of Granby, Colorado. Offered real estate only -- not the operating business -- this property delivers an in-place lease producing a 7.5% cap rate, positioning it as a stabilized, income-generating mountain asset.

Note: The Power World business is also available for sale.

Investment highlights:

- Highway frontage in a supply-constrained mountain market
- Functional retail/service configuration with limited local competition
- Established commercial corridor positioning
- Barrier-to-entry market driven by land constraints and entitlement friction Located along US Highway 40, the primary east-west artery connecting Winter Park, Fraser, Granby, and Grand Lake, the site benefits from consistent year-round traffic, direct access, and high visibility. The improvements are purpose-built for large-format retail and service use, featuring expansive showroom space, multiple service bays, parts...