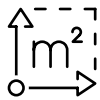




FOR SALE

2300 W COUNTY ROAD 54G | LAPORTE, CO
.46 ACRE LOT WITH ENDLESS POTENTIAL!



1,550 SF Bldg 1
2,337 SF Bldg 2



\$3,927.24 [\(click for link\)](#)
2023 Property Taxes



Market
Northern Colorado

JASON BILLINGS

Broker Associate/Partner | GRI, CRS, CNE
970-581-6444
jbillings@thegroupinc.com

MARK BISHOP

Broker Associate/Partner
970-297-2531
mbishop@thegroupinc.com

MATT NESBITT

Broker Associate/Partner
970-690-7155
mnesbitt@thegroupinc.com

This spacious .46 acre lot is zoned O, offering a wide range of possibilities for development. Whether you're envisioning a river rafting office with convenient boat storage or a private home with an in-home business, this lot is primed for your vision. It's also perfect for adding an ADU or establishing a short-term rental like an Airbnb.

LOCATION:

Laramie | 60 Miles
I-25 | 9 Miles

Laporte | 1 Miles
Wellington | 11 Miles

Fort Collins | 5 Miles

PROPERTY INFORMATION:

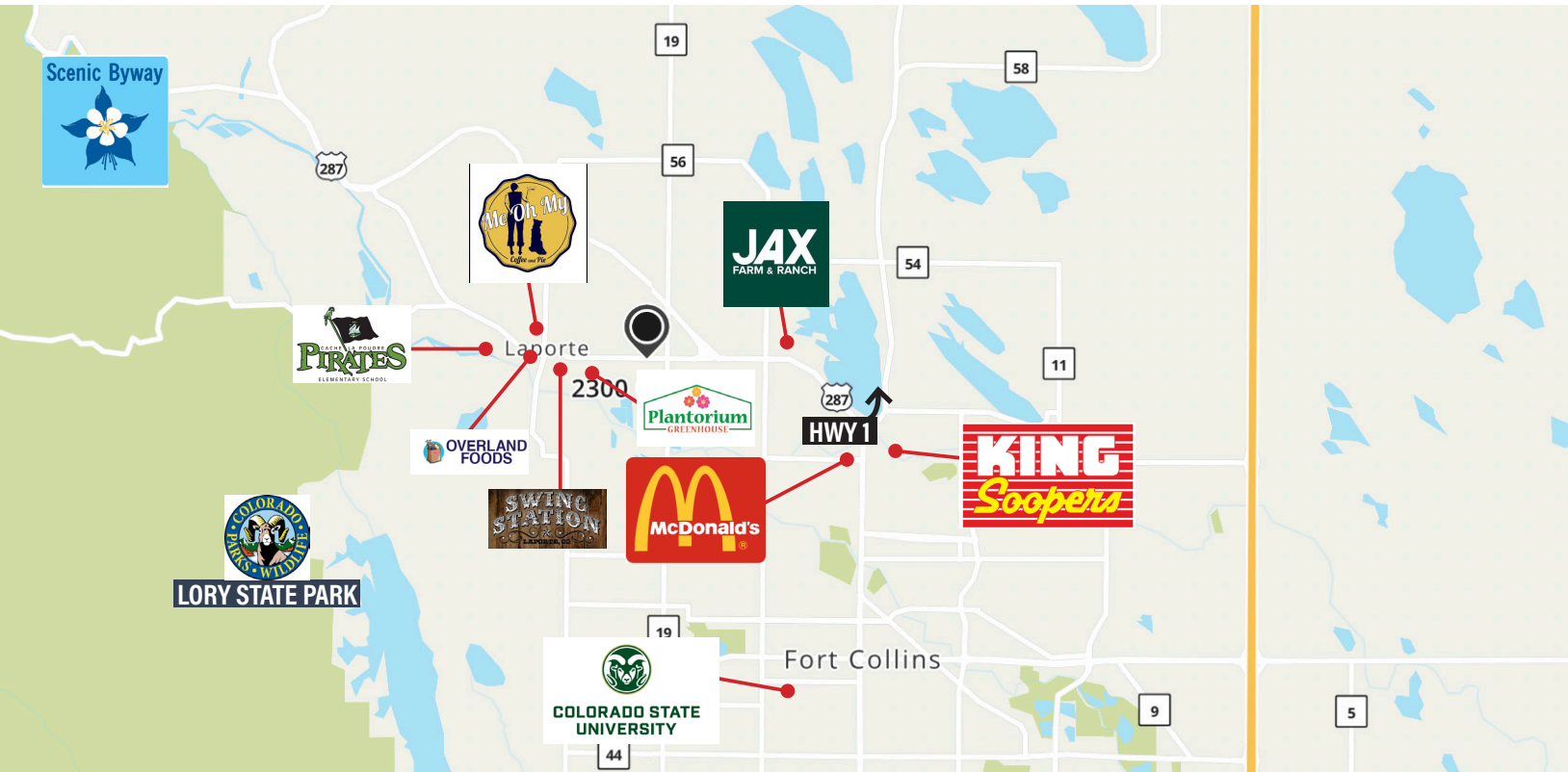
Price | \$550,000 County | Larimer Parcel # | 9828400035
 # of Lots | 1 Total Lot Size | .46 Acres [Zoning | O-Open Larimer County](#)

KEY FEATURES:

- Versatile **O zoning** allows for various Residential, Industrial, Recreational and other uses.
- Ideal for **river rafting businesses** or other outdoor activities.
- Potential to build a **private residence** with an in-home business.
- Opportunity for **ADU** or **short-term rental** investment.
- Large existing **building** with heat and electricity, complete with an office space ready for renovation.



Bring your creativity and ideas to this exceptional property! Contact us today to learn more!



JASON BILLINGS

Broker Associate/Partner | GRI, CRS, CNE
 970-581-6444
 jbillings@thegroupinc.com

MARK BISHOP

Broker Associate/Partner
 970-297-2531
 mbishop@thegroupinc.com

MATT NESBITT

Broker Associate/Partner
 970-690-7155
 mnesbitt@thegroupinc.com