

LAKE GRANBY TOY BARN

Heated Drive-Through RV Garage with Lake-View Space Above

A rare Grand County property built around secure, heated storage and four-season recreational use. The property combines a large drive-through shop, finished lake-view space above, an original cabin, a climate-controlled portable office, and dependable backup power.

Reported Heated Area	Lower Shop / Garage	Upper Finished Space	Overhead Doors
Approx. 4,752 SF	Approx. 2,880 SF	Approx. 1,587 SF	Three total

SHOP, GARAGE & ACCESS

- Heated drive-through shop and garage designed for full-size RVs, boats, trailers, snowmobiles, ATVs, collector vehicles, and contractor equipment.
- Three overhead doors: one 10-foot door and two 12-foot by 14-foot doors.
- Indoor sewer cleanout positioned for RV attachment.
- Two bathrooms, each with a complete shower.
- Washer and dryer hookup, including a 240-volt dryer connection.
- 50-amp electrical service.

SECURITY & BACKUP POWER

- ADT alarm system with motion sensors and door alarms.
- Complete 360-degree exterior video surveillance system.
- New Generac 24 kW whole-property backup generator.

UPPER-LEVEL SPACE

- Approximately 1,587 square feet of finished upper-level space with lake views.
- Currently configured without a kitchen or bedrooms.
- Layout offers the ability to add bedrooms and a full kitchen for expanded owner quarters, guest accommodations, or a live-work configuration.

ORIGINAL CABIN

- Original cabin remains on the property and is reported to be in good condition.
- The cabin is currently unheated and does not have water service.
- It could be connected to the property sewer system and well, renovated, and used as a rental, guest space, or recreational quarters.

PORTABLE OFFICE CONTAINER

- Portable office container equipped with heating and air conditioning.
- Can continue serving as an office, be repurposed for storage, or be sold and removed for its cash value.

LOCATION & USE

- Within walking distance of Lake Granby and approximately 1.5 miles from National Forest access.
- Strong fit for RV and overlanding use, hunting, boating, fishing, snowmobiling, powersports, vehicle collections, contractor operations, or recreational storage.
- Potential to reduce off-site storage costs while maintaining a dependable Grand County base above the shop.
- Garage bays may offer income potential for RV, boat, vehicle, or recreational-equipment storage.