

FOR SALE

6862 US HIGHWAY 34, GRANBY, CO 80446

INDIAN PEAKS MARINA AND DEVELOPMENT OPPORTUNITY



\$5,900,000

Don't Miss This Unique Investment Opportunity! Own a piece of Colorado's vibrant outdoor recreation industry with Indian Peaks Marina. Indian Peaks Marina is a well-established, full-service marina located on the picturesque shores of Lake Granby, Colorado's third-largest body of water. This thriving, family-owned operation offers a unique investment opportunity, combining robust revenue streams with significant growth potential.



BRADFORD G. PECH, SIOR

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Key Features

- Prime Waterfront Location: Situated at 6862 US Highway 34, Granby, CO 80446, the marina boasts direct access to Lake Granby, attracting both locals and tourists seeking recreational activities in the Rocky Mountains.
- Comprehensive Marina Services:
 - 100 covered and open boat slips
 - 80 moorings
 - Full-service fuel dock with 91 octane, ethanol-free gasoline
 - Boat rentals, including pontoons and fishing boats
 - Boat repair and maintenance services
 - Winterization and storage solutions
- On-Site Restaurant & Bar:
 - Lakeside dining with panoramic mountain views
 - Cajun/Creole-inspired menu featuring signature dishes like smothered catfish and gumbo
 - Full-service bar offering unique cocktails, including the "IPM Moose Tracks"
 - Boatside delivery service for added convenience
- Additional Amenities:
 - Retail store with fishing tackle and boating accessories
 - Pet-friendly environment
 - Free shuttle service to moored boats during operating hours

Business Highlights

- Established Reputation: Known for exceptional customer service and a welcoming atmosphere, Indian Peaks Marina has become a go-to destination for boating enthusiasts and families alike.
- Diverse Revenue Streams: Income generated from boat rentals, slip and mooring fees, fuel sales, retail operations, and restaurant/bar services.
- Seasonal Operation: Open from May 15th through October 15th, aligning with peak tourist seasons and maximizing profitability.
- Growth Potential: Opportunities to expand services, host events, and enhance marketing efforts to further increase revenue.

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LAND & MARINA

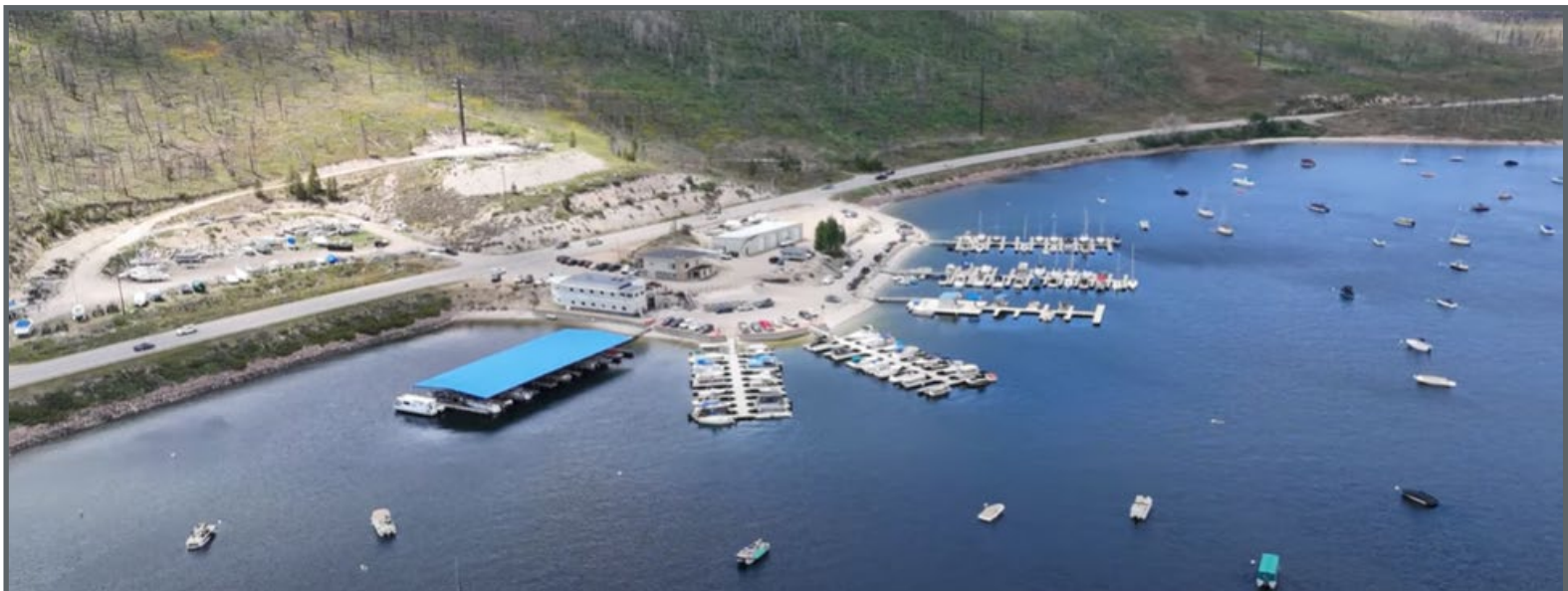
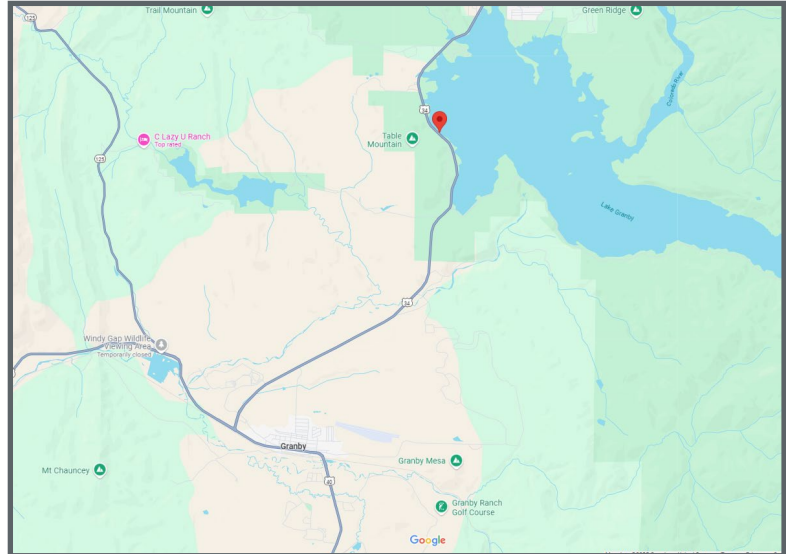
Site Size: 13.15 Acres
(2 parcels 1.845 AC and 11.3 AC)

Current Zoning: T (Tourist)

County: Grand

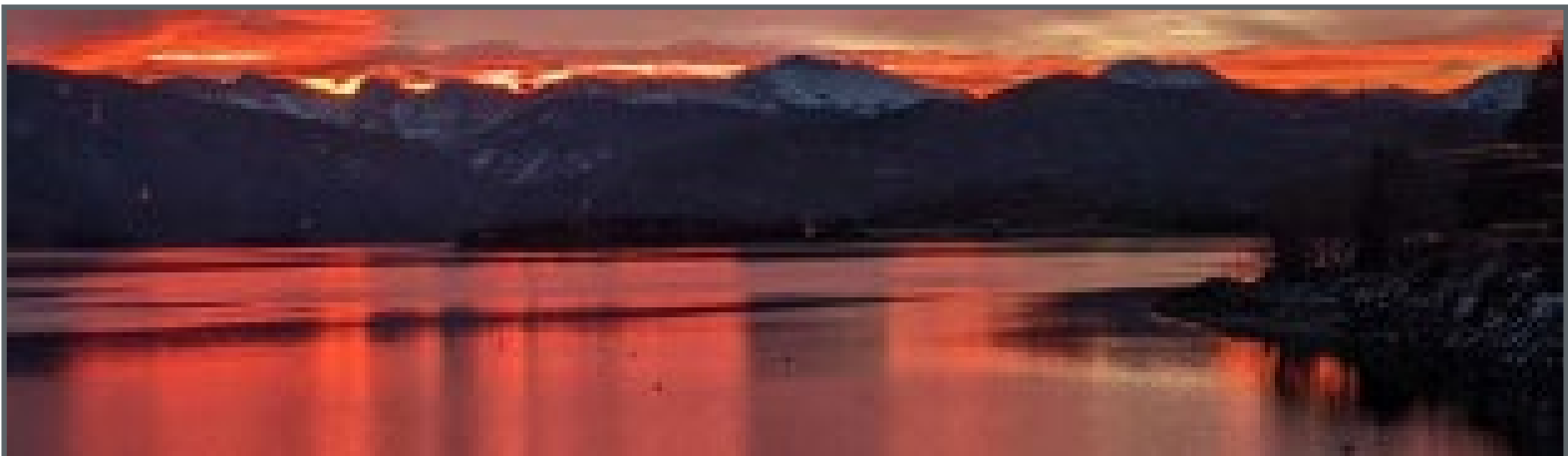
Drone Video Link:

https://www.youtube.com/watch?v=uXrdWX-m9cPE&ab_channel=MountainSkyatGranby



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