

2180 E Main St. Montrose, Colorado 81401



COMMERCIAL INFORMATION LEASE PACKET

John Renfrow * Joey Huskey
Renfrow Realty

Created by John Renfrow / Joey Huskey
(970) 249-5001 / (970) 874-1500

www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified.



Executive Summary

EXCELLENT COMMERCIAL LOCATION!



2180 E Main St.
Montrose, Colorado
MLS# 755052

MLS#	Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq. Ft.
755052	1,800	\$1,700	\$20,400	\$11.33

High-Traffic Count & Visibility!

1,800 sq.ft. office lease option. Shares common restroom and kitchenette with RPM Automotive. Prime E Main/Hwy 50 location Located just east of signalized intersection at Hillcrest Drive and between Turner Automotive and Stay Wise Inn. Adjusted gross lease; tenant pays utilities and liability insurance. Highly visible signage to the 12,000+ daily vehicles. Large off-street, paved parking lot. Zoned B-3 in the City of Montrose. Great location for your business.

Contact John Renfrow or Joey Huskey at (970) 249-5001



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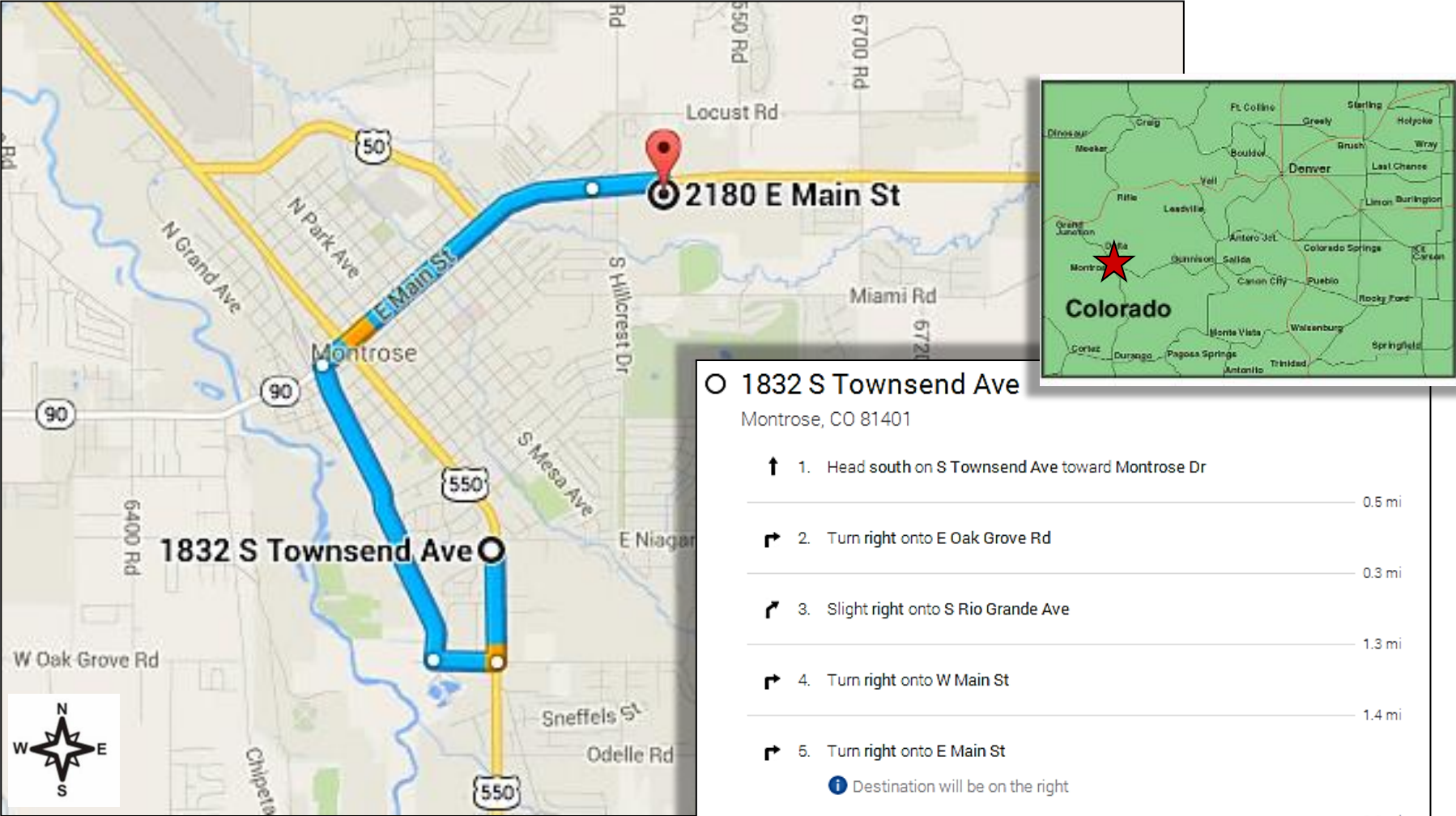
2180 E Main St
Montrose, Colorado

Aerial Photo



 Subject property

Directions to Property



- Starting from Renfrow Realty at 1832 South Townsend Ave., Montrose, CO 81401
- Office number (970) 240-0550



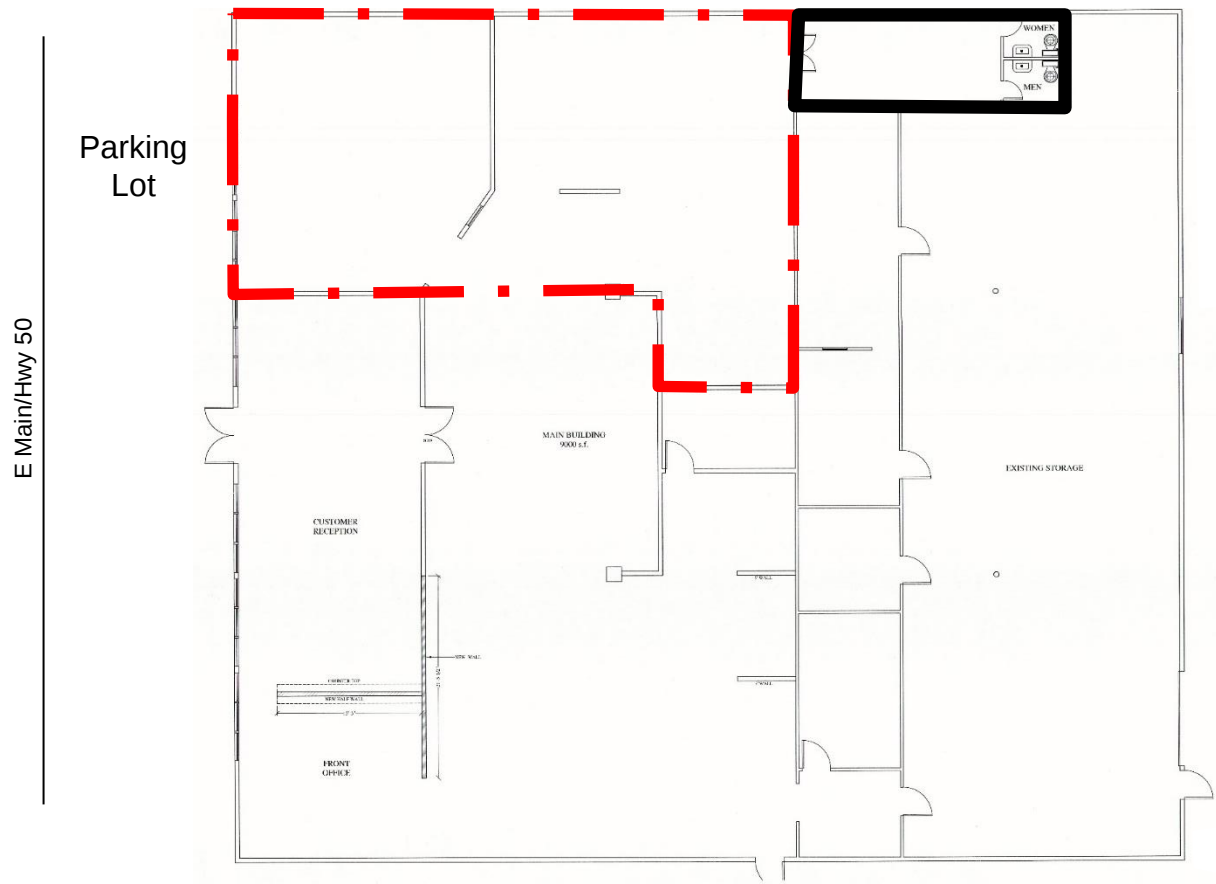
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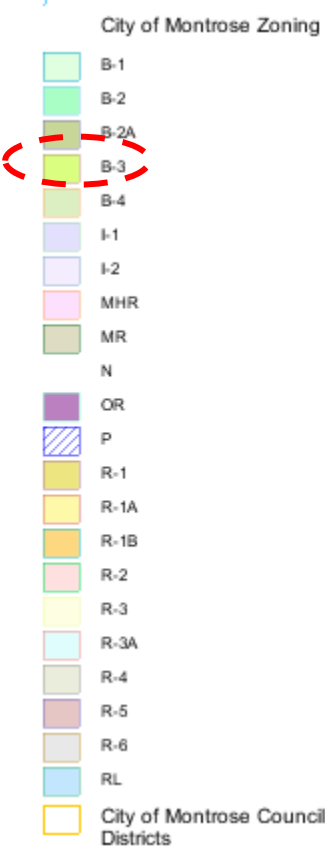
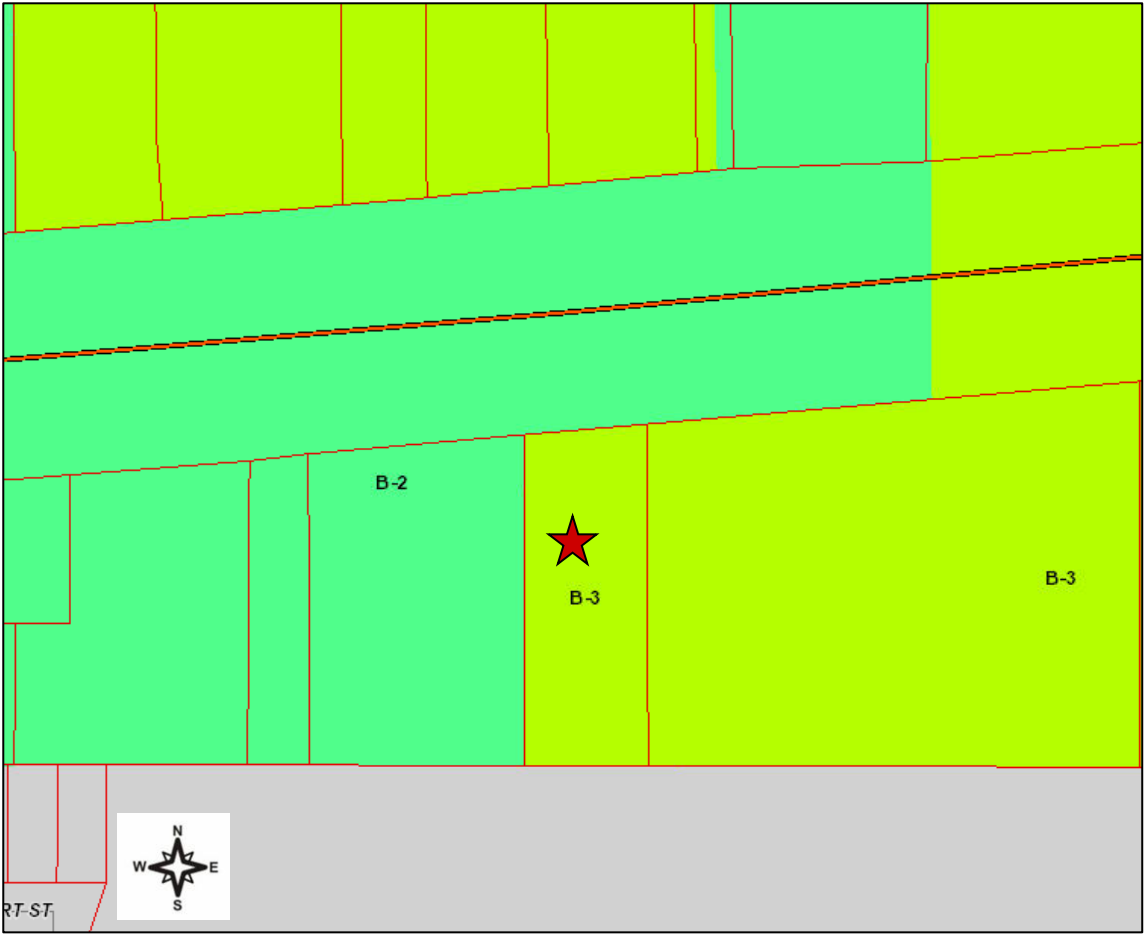


*Sketch is representational only, not drawn to scale and measurements are approximate.

Subject Property

Common
Restroom &
Kitchenette

City Zoning Map



Subject property is zoned B-3 in the City of Montrose

- Regulations are on the following page
- Contact City of Montrose for more information (970) 240-1400

Zoning Breakdown* – “B-3” General Commercial District

4-4-14: "B-3" GENERAL COMMERCIAL DISTRICT

(A) Intent: The “B-3” General Commercial District is intended for a large variety of uses that require large storage areas to conveniently serve customers.

(B) Uses by Right:

- (1) Uses listed as “uses by right” in the “B-1” and “B-2” Districts.
- (2) Automobile and vehicle sales or service establishments.
- (3) Farm implement sales or service establishments.
- (4) Mobile home sales or service establishments.
- (5) Building materials sales establishments.
- (6) Rental businesses.
- (7) Feed storage and sales establishments.
- (8) Veterinary clinics or hospitals for large animals.
- (9) Automobile body shops.
- (10) Automotive repair and service establishments.
- (11) Construction and contractor’s office and equipment storage facilities.
- (12) Above ground storage facilities for hazardous fuels.
- (13) Parking facilities
- (14) Renewable energy facilities

(C) Conditional Uses:

- (1) Uses listed as conditional uses in the “B-1” and “B-2” Districts.
- (2) Warehouses and storage facilities.
- (3) Antennas and towers are allowed only as conditional uses in all ones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of the City ordinances and regulations

(D) The following uses are not to be construed as a “use by right” or a “conditional use” in the “B-3” General Commercial District: manufacturing and industrial uses except as allowed by subsection 4-4-14(C)1.

(E) Performance Standards:

- (1) Manufacturing and storage associated with manufacturing shall be indoors
- (2) No use may create a nuisance to other property by reason of dust, odor, noise, light, smoke or vibration or other adverse effects which cannot be effectively confined on the premises

4-4-13: "B-2" HIGHWAY COMMERCIAL DISTRICT

(B) Uses by Right:

- (1) Those listed in the “B-1” District as “uses by right”.
- (2) Self-service laundry facilities.
- (3) Drive-in or drive-thru restaurants.

- (4) Car washes.
- (5) Childcare facilities
- (6) Rental storage units inside a building
- (7) Veterinary clinics or hospitals for small animals
- (8) Skilled nursing and assisted living facilities
- (9) Retail building material supply businesses
- (10) Parking facilities
- (11) Renewable energy facilities

4-4-12: "B-1" CENTRAL BUSINESS DISTRICT

(B) Uses by Right:

- (1) Retail stores, business and professional offices and service establishments which cater to the general shopping public.
- (2) Libraries and museums.
- (3) Government buildings and facilities.
- (4) Public utility service facilities.
- (5) Private and fraternal clubs.
- (6) Theaters.
- (7) Restaurants and taverns.
- (8) College or other place of adult education
- (9) Fueling stations which comply with the following criteria:
 - (a) All fuel storage, except propane, shall be located underground.
 - (b) All fuel pumps, lubrication and service facilities shall be located at least 20’ from any street right-of-way line.
- (10) Churches.
- (11) Childcare facilities.
- (12) Parks and playgrounds
- (13) Accessory uses
- (14) Hotels and motels (off-street parking required).
- (15) Single family homes, duplexes, and multiple family residences (offstreet parking required).
- (16) Parking facilities
- (17) Public transportation facilities
- (18) Renewable energy facilities

* Taken from City of Montrose Zoning Regulations March 2016

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AN RMCB NETWORK PARTNER

General Information

UTILITIES

- Water/Sewer/Trash – City of Montrose (970) 240-1400
- Natural Gas – Black Hills Energy (800) 563-0012
- Electricity – DMEA (970) 249-4572
- Telephone – CenturyLink (800) 743-3793
- Cable – Charter Spectrum (877) 273-7626

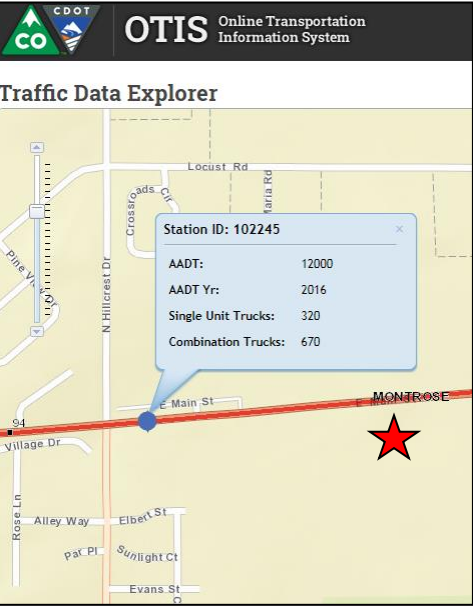
LEASE TERMS & CONDITIONS

Tenant will pay:

- Electricity (*transferred to tenant's name*)
 - Water, sewer and gas (*split by sq.ft. leased*)
 - CAM fee for snow removal and landscaping maintenance. Total cost = TBD
- Tenant will maintain a \$1M liability policy naming landlord as additionally insured.
 - Security deposit equal to one month's rent
 - Possession – upon signing of lease and paying first month's rent and security deposit, proof of insurance, and transfer of electricity and gas.
 - Parking is limited to two or three spaces, but is negotiable depending on the tenant.



Colorado DOT Traffic Count*



HIGHWAY DATA ON SH 50, MAIN ST E/O HILLCREST DR, MONTROSE (Station Id: 102245)

DAILY TRAFFIC (09/16/2016)

Dir	0h	1h	2h	3h	4h	5h	6h	7h	8h	9h	10h	11h	12h	13h	14h	15h	16h	17h	18h	19h	20h	21h	22h	23h
P	16	9	15	12	39	76	169	351	382	408	512	425	450	431	497	443	435	398	311	211	199	177	81	50
S	11	12	7	10	22	59	130	314	352	291	366	457	470	497	468	547	538	550	378	274	203	138	92	34

P = Primary direction S = Secondary direction C = Combined traffic counts

★ Subject Property

FUTURE TRAFFIC (Projection Year 2038)

	Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT	Projected Single Trucks	Projected Combined Trucks
	102245	050A	94.098	95.107	12,000	2016	320	670	8.3	11	13,452	359	751

AADT: Annual average daily traffic is the total volume of vehicle traffic of a highway for a year divided by 365 days and is a useful and simple measurement of how busy the road is.

*Raw Data taken from <http://dtdapps.coloradodot.info/Otis/>

Recap

MLS#	Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq. Ft.
755052	1,800	\$1,700	\$20,400	\$11.33

- Professional office space with central location and great visibility
- Prime E Main St/Hwy 50 location
- Zoned B-3 in the City of Montrose
- High-traffic count of 12,000+ daily vehicles
- Highly visible signage
- Great location for your business!

\$1,700/mo
Adj. Gross Lease

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