

1245 E Main St.

Montrose, Colorado 81401



Back Parking Lot/Access off
San Juan Ave and Alley

East Main/Hwy 50

San Juan Ave

Commercial Lease Information Packet

John Renfrow * Renfrow Realty

Contact John Renfrow / Renfrow Realty
(970) 249-5001 / (970) 874-1500

www.RenfrowRealty.com

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

Member of:



RMCRE NETWORK PARTNER
www.RMCRE.org



Executive Summary

Corner of Main and San Juan Bypass!

Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Total Monthly	Yearly \$/Sq.Ft. w/NNN
2,969	\$2,200	\$26,400	\$8.89	\$730.00	\$2,930.00	\$11.84

**1245 E Main St.
Montrose, Colorado
MLS# 817233**



Commercial Building with Ideal Location For Lease

This prime commercial building is now available for lease! Located on a corner lot at the bustling intersection of Main Street and San Juan Bypass/Hwy 50. Property features ~2,969 sq.ft. of versatile space on a ~.21-acre lot. The main floor has a welcoming and spacious reception area, eight offices, a kitchen, and two restrooms, making it ideal for various business needs. Additionally, the upstairs includes two more offices, while extra storage is available in the unfinished basement. With excellent visibility, a high-traffic location, and ample parking in a private, off-street paved lot, this property is a rare find. Zoned "B-2", which allows for retail, restaurants, office space, and service establishments that cater to the general public.

NNN Leases: Tenant is responsible for property tax, building insurance, utilities, maintenance, and liability insurance.

Property also for sale MLS# 817232

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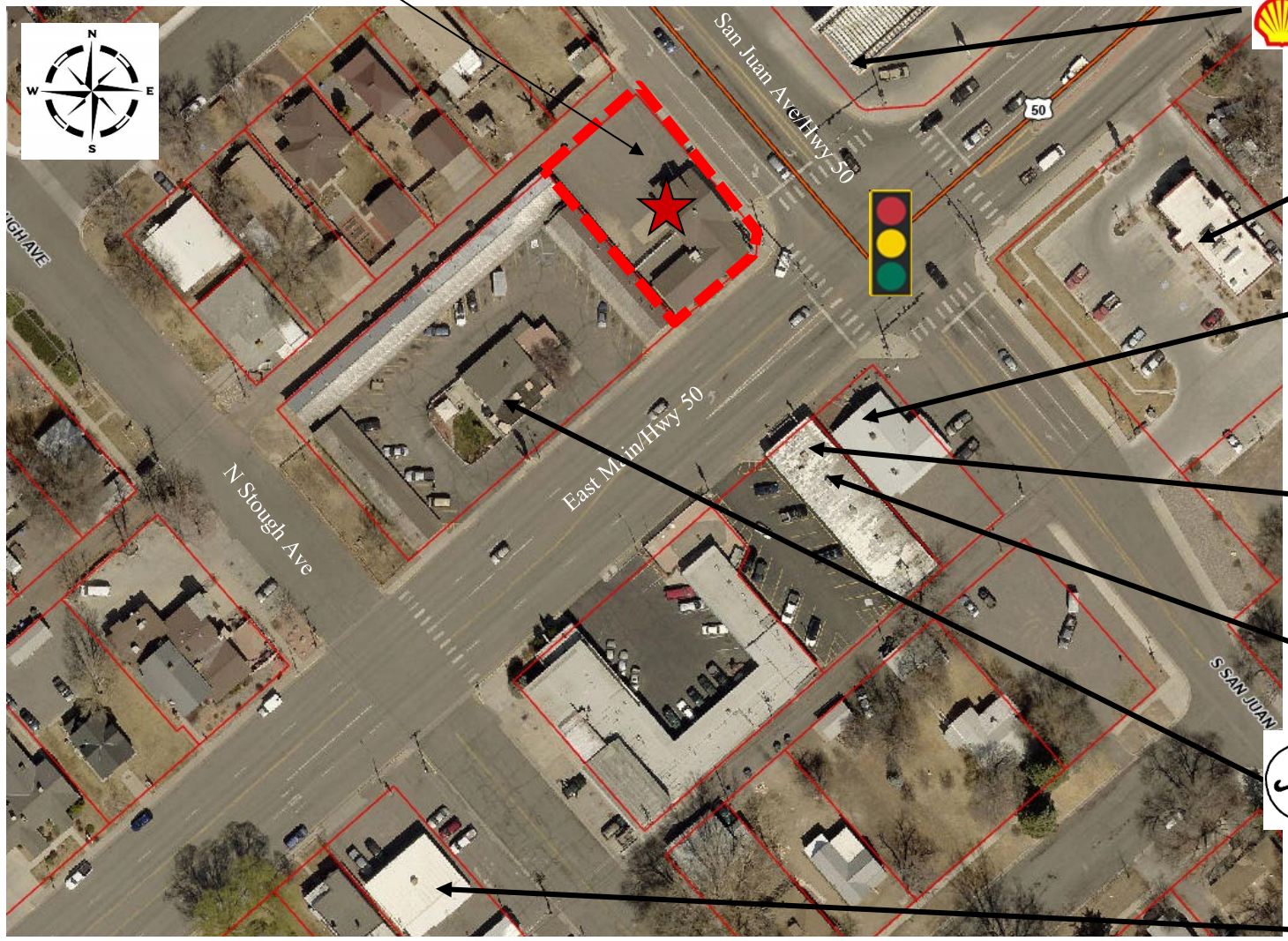
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View From Above

Back Parking Lot



**Hoover
Chiropractic
Group**



Photo from Montrose County GIS/Eagleview

(Boundaries are approximate and should be verified)

★ Subject Property ~ 1245 E Main St

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Aerial View

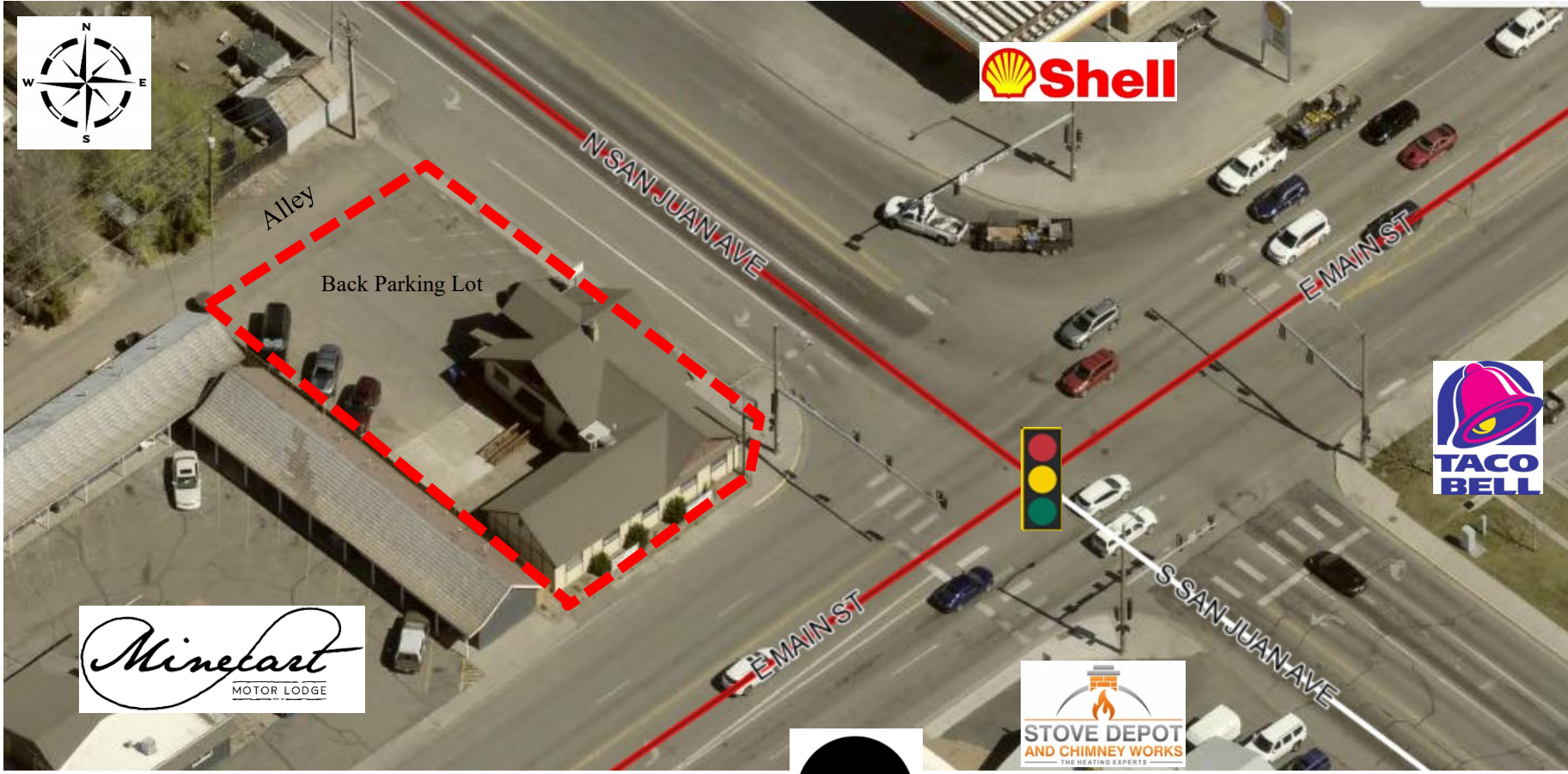


Photo from Montrose County GIS/Eagleview

--- Subject Property ~ 1245 E Main St



(Boundaries are approximate and should be verified)



Rev C

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1245 E Main St LEASE
Montrose, Colorado

Directions to Property

Starting from Renfrow Realty

1832 South Townsend Ave
Office number (970) 249-5001

- ↑ Head south toward Montrose Dr
285 ft

- ← Turn left at the 1st cross street onto Montrose Dr
69 ft

- ← Turn left at the 1st cross street onto S Townsend Ave
1.1 mi

- ↪ Turn right onto E Main St
0.7 mi

- ← Turn left onto N Stough Ave
374 ft

- ↪ Turn right at the 1st cross street onto N 1st St
381 ft

- ↪ Turn right at the 1st cross street onto N San Juan Ave
312 ft

i Destination will be on the right

1245 E Main St
Montrose, CO 81401

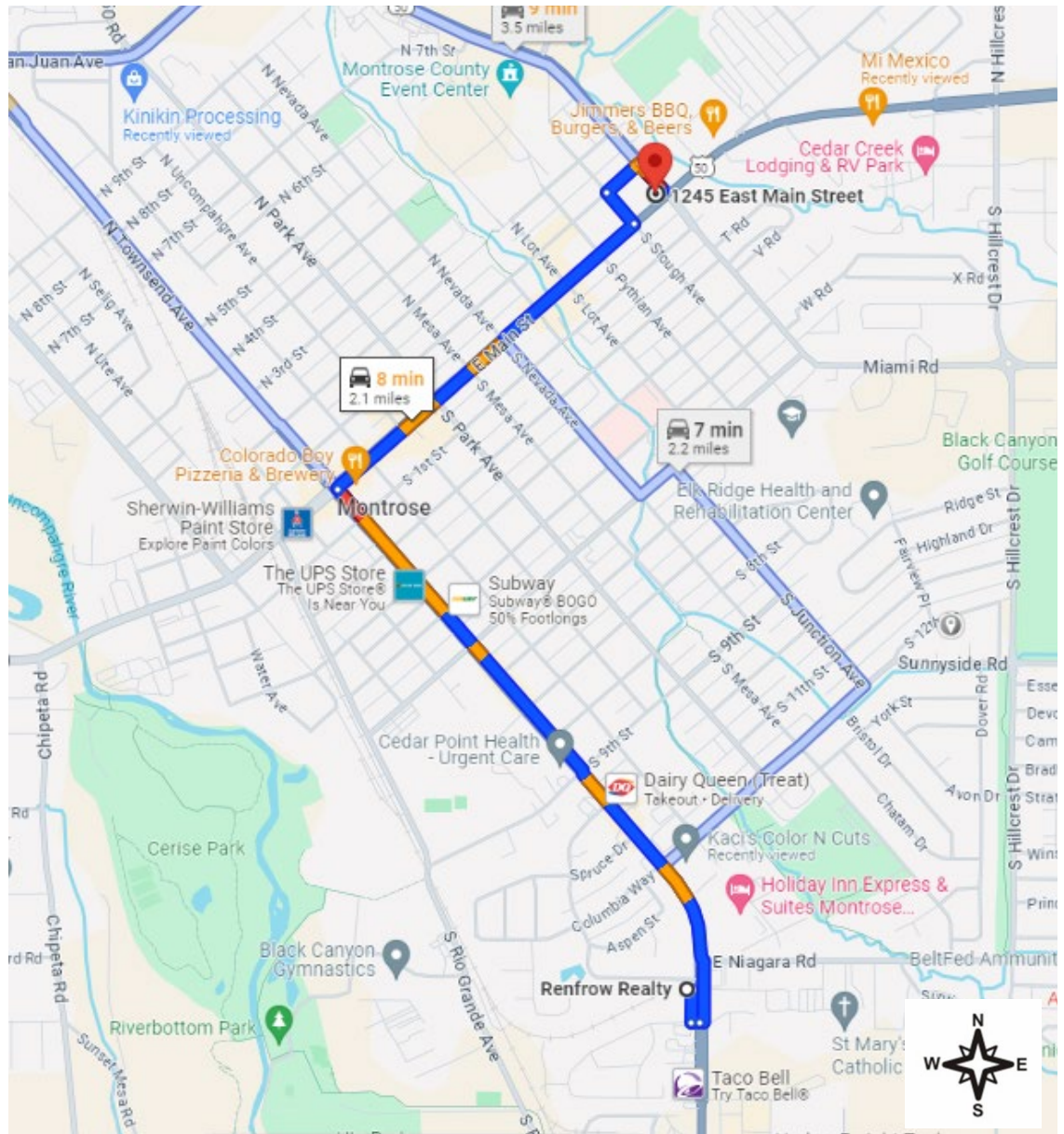


Photo from Google Maps

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Photos



Entry/Reception Area



Kitchen



Main Floor Offices

Photos



Downstairs Office



Upstairs Offices

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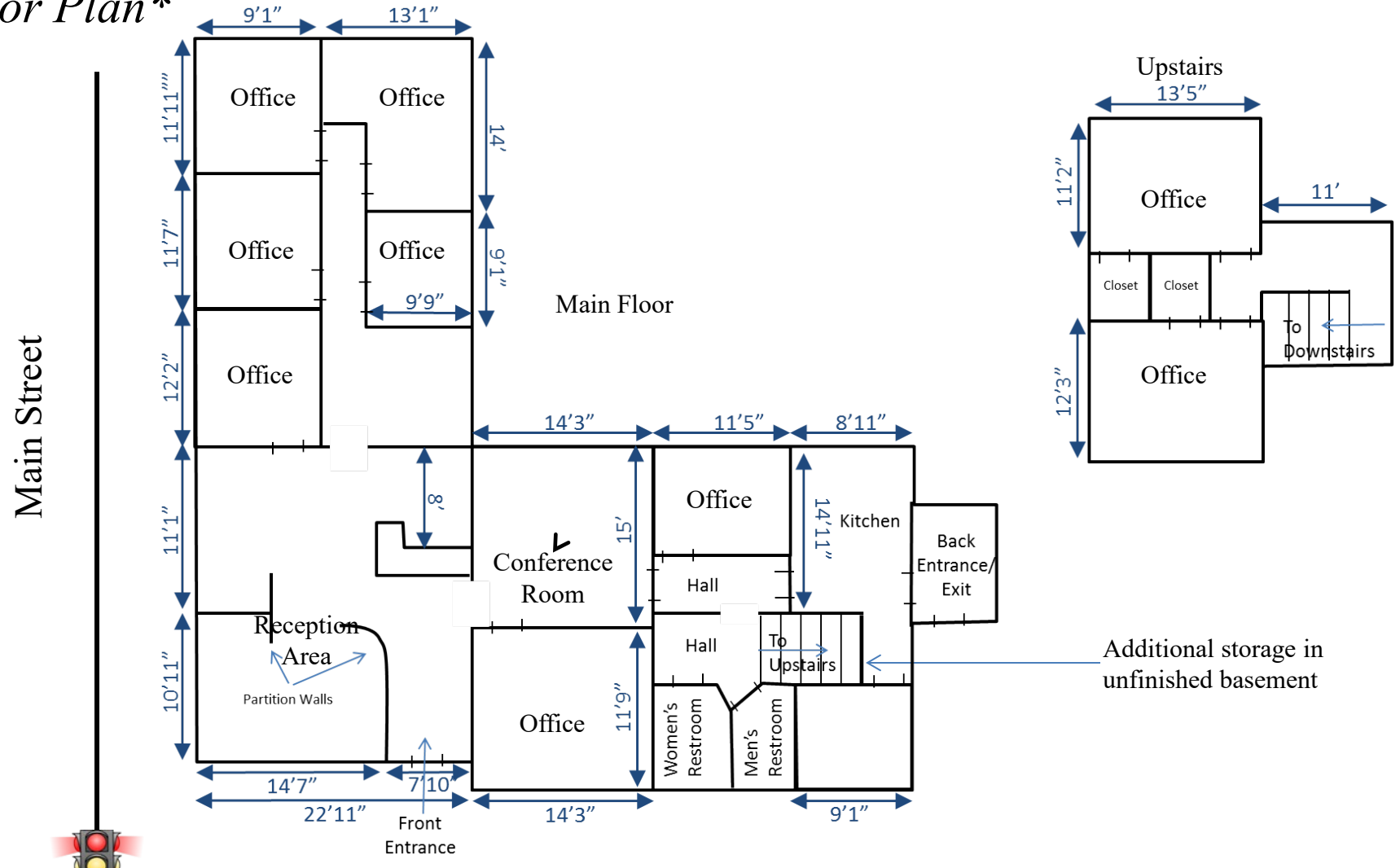
Restrooms

www.RenfrowRealty.com

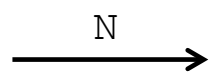
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Floor Plan*



Additional storage in unfinished basement



San Juan Bypass

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



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Montrose County Assessor Property Account Detail*

Account Detail

Account: R0650529

Owner Information

Owner Name: 34 35 52 LLC

Tax Information

*2024 \$7,827.56
 *Estimated

Assessment Information

Actual (2024 – SB24233-
 Commercial applied) \$412,340
Assessed \$115,040

Type	Actual	Assessed	SQFT
Improvements	\$315,640	\$88,060	2970.0
Land	\$96,700	\$26,980	9325.0

Legal Description

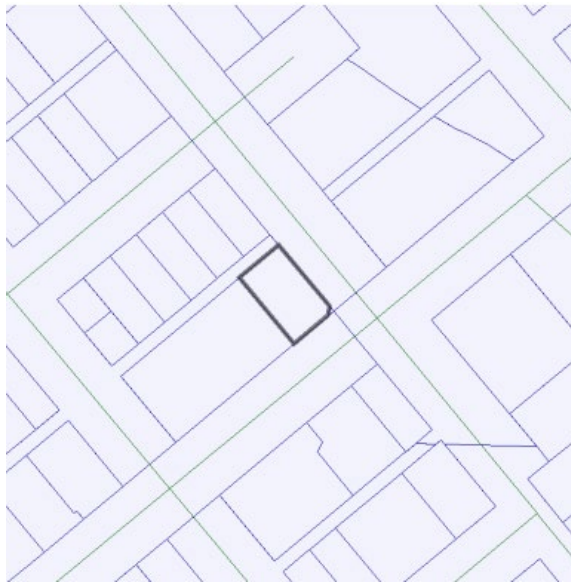
Parcel Number 3767-272-22-010

Tax Area Id - 001005

Situs Address 1245 E MAIN ST

Legal Summary Subd: FAIR GROUND PLAT Block: 7 Lot:: 22
 THRU:- Lot: 24 LESS 675337 S: 27 T: 49 R: 9

Actual Year Built 1923



*For more information please contact the Montrose County Assessor at (970) 249-3753



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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
- Fiber – Elevate (844) 386-8744 (installed)

PROPERTY SPECIFICS

- Heat: HVAC
- Cooling: HVAC

LEASE TERMS & CONDITIONS

- Security deposit equal to one month's rent
- *NNN Lease:*
 - *2024 fees \$730.00/MO*
- Tenant pays NNN fees which cover building taxes & building insurance
- Tenant shall pay for electric, gas, water, sewer, trash, & internet
 - Tenant shall carry a \$1M liability insurance policy naming landlord as additionally insurance
- Possession
 - Upon signing of lease, submission of security deposit, first month's lease payment, proof of insurance and transfer of utilities.



Basement

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















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

City Zoning Map



City of Montrose Zoning Districts

	B-1, Central Business
	B-1A, Community Commercial
	B-2, Highway Commercial
	B-2A, Regional Commercial
	B-3, General Commercial
	B-4, Neighborhood Shopping
	I-1, Light Industrial
	I-2, General Industrial
	MHR, Mobile Home Resid
	MR, Medical/Residential
	OR, Office/Residential
	R-1, Very Low Density
	R-1A, Large Estates
	R-1B, Small Estates
	R-2, Low Density
	R-3, Medium Density

★ Subject property is zoned B-2 in the city of Montrose

Photo from Montrose County GIS/Eagleview

- B-2 zoning includes the uses-by-right for B-1
- Zoning regulations on the following pages
- Contact William Reis, Planner 1, with the City of Montrose at (970) 240-1475 or wreis@cityofmontrose.org for more information

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*Zoning Breakdown Table- Commercial (page 1 of 2)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
B-1: Central Business
B-2: Highway Commercial
B-2A: Regional Commercial
B-3: General Commercial
B-4: Neighborhood Shopping
I-1: Light Industrial
I-2: General Industrial
LEGEND:USE TYPE
P: Permitted Use
C: Conditional Use
A: Accessory Use
T: Temporary Use

**Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

[**https://library.municode.com/co/montrose/codes/code_of_ordinances?nodet=PTIICOOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodet=PTIICOOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS)

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* Taken from City of Montrose Zoning Regulations May 2023

LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
COMMERCIAL USES									
Automobile and vehicle sales, repair, or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and Breakfast	P								
Building Material businesses			C	P	P	P			
Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of chapter 11-11-4 and are consistent with sec. 11-7-5(D)(1)								C	
Farm implement sales or service establishments					P	P			
Fueling Stations or other retail uses having fuel pumps 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 ft from any street right-of-way line.			P	P	P	P	C		
Funeral homes			C	C	C	C			
Hotels and Motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers	P								
Offices not allowed as a use by right	C								
Travel home parks & campgrounds				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in, drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied				C	C	C			
Sexually oriented business									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			

*Zoning Breakdown Table-Commercial (page 2 of 2)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
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B-1: Central Business
B-2: Highway Commercial
B-2A: Regional Commercial
B-3: General Commercial
B-4: Neighborhood Shopping
I-1: Light Industrial
I-2: General Industrial
LEGEND:USE TYPE
P: Permitted Use
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T: Temporary Use

LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage & sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse & wholesale distribution operations			C	C	C	C		P	P
RESIDENTIAL USES									
Duplex	P		P	P	P	P	P	P	P
Group homes-handicapped/disabled 8 person or less	P		P	P	P	P	P	P	P
Group homes-handicapped/disabled >8 person	C		C	C	C	C	C	C	C
Group homes, other	C		C	C	C	C	C	C	C
Home occupation	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	

**Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

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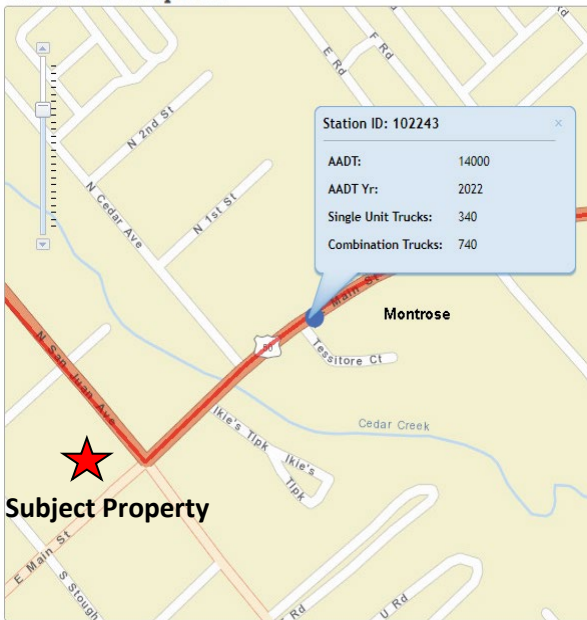
* Taken from City of Montrose Zoning Regulations May 2023

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Traffic Data Explorer



Colorado Department of Transportation (CDOT) Traffic Count*



DAILY TRAFFIC (09/28/2022)

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	14	4	11	10	40	100	234	554	527	469	462	518	509	544	663	633	608	592	449	310	246	144	55	27
S	16	10	4	7	33	120	222	546	480	405	470	522	539	548	579	559	602	602	400	321	214	98	51	31

P = Primary Direction: The direction of increasing mile posts (generally traffic heading to the north or east).
 S = Secondary Direction: The direction of decreasing mile posts (generally traffic heading to the south or west).

FUTURE TRAFFIC (Projection Year 2044)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
102243	050A	93.558	93.728	14,000	2022	340	740	7.7	9	16,002

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

*Raw Data taken from <https://dtdapps.coloradodot.info/otis/TrafficData>
 Information deemed reliable, but not guaranteed and should be verified.

Map of Vicinity

McDonald's, **Shell**, **KOA**, **TACO BELL**, **JIMMIES BBQ**, **Days Inn**, **PROSET CONSTRUCTION**, **Black Canyon Motel**, **Arby's**, **Super 8**, **ROSE BOWL**, **BLACK CANYON BOYS & GIRLS CLUB**, **DOLLAR GENERAL**, **GOLD'S GYM**, **MI MEXICO Family Mexican Restaurant**, **CEAR CREEK LODGING & RV PARK**, **Public Defender**, **RED ARROW INN & SUITES**, **COUNTRY LODGE**, **reGENESIS PLASTIC SURGERY & DERMATOLOGY**, **BUCKAROOS**, **STOVE DEPOT AND CHIMNEY WORKS**, **SAN JUAN MOUNTAINS CREDIT UNION**, **Hoover Chiropractic Group**, **Colorado Interiors**, **FAIRGROUNDS & EVENT CENTER**, **TACOS 2 DAY**, **Minicart MOTOR LODGE**, **TESSITORE CT**, **COLONIAL CT**, **ALLEY WAY**, **VILLAGE DR**, **ROSELIN**, **ALLEY WAY**, **PAR PL**, **S HILLCREST AVE**, **Hillcrest Drive**, **San Juan Avenue Bypass/Hwy 50**, **Main Street / Highway 50**, **N 3RD ST**, **N CEDAR AVE**, **N 1ST ST**, **N 2ND ST**, **N STODOLAVE**, **N PARRMAN AVE**, **N LOFT AVE**, **S 1ST ST**, **S SAN JUAN AVE**, **COLONIAL DR**, **ROSELIN**, **ALLEY WAY**, **PAR PL**, **S HILLCREST AVE**, **Hillcrest Drive**

Photo from Montrose County GIS/EagleView

★ Subject property

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Recap

Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Total Monthly	Yearly \$/Sq.Ft. w/NNN
2,969	\$2,200	\$26,400	\$8.89	\$730.00	\$2,930.00	\$11.84

- **Prime Location:** Located on a corner lot at the intersection of Main Street and San Juan Bypass/Hwy 50
- **Size:** ~2,969 sq.ft. of versatile space on a ~.21-acre lot
- **Main Floor Features:** Spacious reception area, eight offices, kitchen, two restrooms
- **Zoned "B-2" Highway Commercial:** which allows for retail, restaurants, office space, and service establishments that cater to the general public.
- **Upstairs:** Two additional offices
- **Additional Space:** Unfinished basement for extra storage
- **Visibility & Traffic:** Excellent visibility in a high-traffic area
- **Parking:** Ample parking in a paved lot
- **Lease Type:** NNN Leases – Tenant responsible for property tax, building insurance, utilities, maintenance, and liability insurance
- Property is also for sale, MLS# 817232

\$2,200/Mo/NNN

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