

221 Colorado Ave. Unit C

Montrose, Colorado 81401

UNIT C



COMMERCIAL LEASE INFORMATION PACKET



John Renfrow * Renfrow Realty

Contact John Renfrow

(970) 249-5001

www.RenfrowRealty.com

Member of:



RMCRE NETWORK PARTNER

www.RMCRE.org

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

Property Executive Summary

Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Total Monthly	Yearly \$/Sq.Ft. w/NNN
1,433	\$1,315	\$15,780	\$11.00	\$602.00	\$1,917.00	\$16.05

Distinctive Commercial Condo at Signalized S Townsend Location!



221 Colorado Ave Unit C
Montrose, CO
MLS# 820676

High-end Commercial Condominium
Located at the bustling signalized intersection of S. Townsend and Colorado Ave, boasting over 24,000+ daily vehicles, this property offers unmatched visibility and accessibility. Adjacent to Montrose High School and minutes from Montrose Water Sports Park, this ~1,433 sq.ft condo unit provides a prime location for businesses.

This unit features a versatile layout, with a spacious reception/seating area, seamlessly connected to 3 large offices, a large break room, storage space and a bathroom area that is shared with the adjacent unit.

This unit offers an easy access location near a signalized intersection, with ample parking for employees and customers. Don't miss this opportunity to establish your business in a high visibility location where it will thrive and grow.

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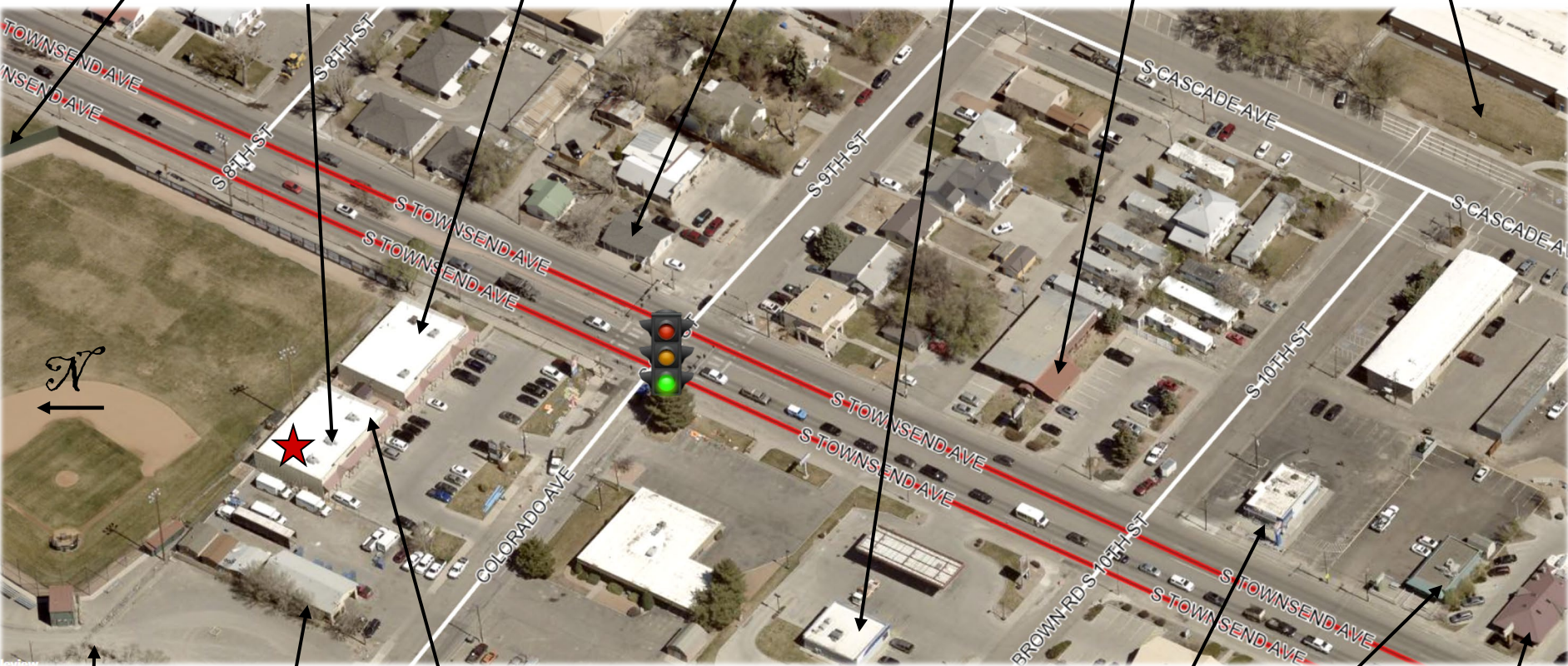
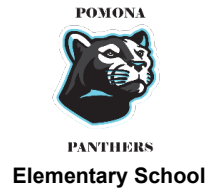
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Aerial Photo

Montrose High School



★ Subject Property/Unit C



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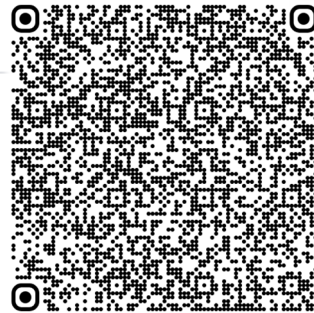
Directions to Property

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

- ↑ Head north toward Poplar St
98 ft
- ↶ Turn left onto Poplar St
0.2 mi
- ↗ Poplar St turns slightly right and becomes Brown Rd
466 ft
- ↘ Turn right onto Columbia Way
0.2 mi
- ↶ Turn left onto S Townsend Ave
0.2 mi
- ↶ Turn left onto S 9th St/Colorado Ave
151 ft
- ↘ Turn right
Destination will be on the right
174 ft

221 Colorado Ave
Montrose, CO 81401

Property Pin
Via Google Maps



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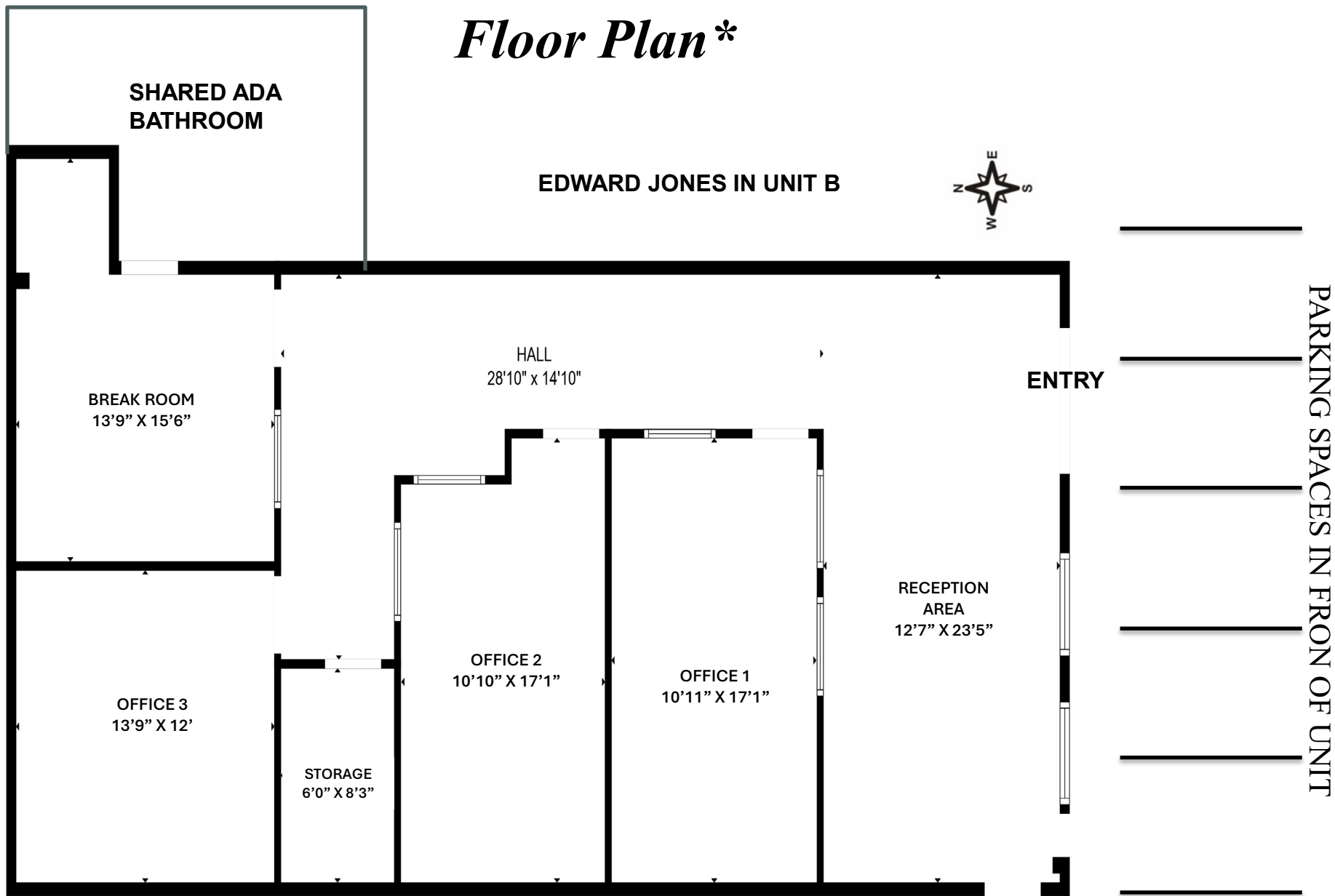
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Floor Plan*

EDWARD JONES IN UNIT B



**Sketch is representational only, not drawn to scale.*

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EXTERIOR PHOTOGRAPHS

Covered Entrance



Large, Shared, Off-street Parking Lot



Pedestal sign on Colorado Ave



S Townsend & Colorado Ave Signalized Intersection



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INTERIOR PHOTOGRAPHS



General Information

UTILITIES

- Water/Sewer/Trash: City of Montrose (970) 240-1400
 - Included in CAM fees
- Electricity: DMEA (970) 249-4572
 - Separately Metered
- Natural Gas: Black Hills Energy (800) 563-0012
 - Separately Metered
- Internet: Utilized by previous tenant
 - Spectrum:
- Fiber Internet / Phone Available but not Installed
 - Clearnetworx (970) 240-6600
 - Elevate (877) 273-7626
 - *Installation scheduling determined by internet provider scheduling and availability*

LEASE TERMS & CONDITIONS

- Tenant will pay:
 - Gas, Electric, and Internet
 - NNN charges (property tax, building insurance and CAM charges for water, sewer, trash, landscaping, snow removal, and building maintenance)
 - 2025 estimated NNN monthly charges*
~ \$602/MO
 - NNN charges to be reevaluated in the first quarter of every calendar year
- 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 utilities
- Owner would prefer 2-year lease w/option to extend lease

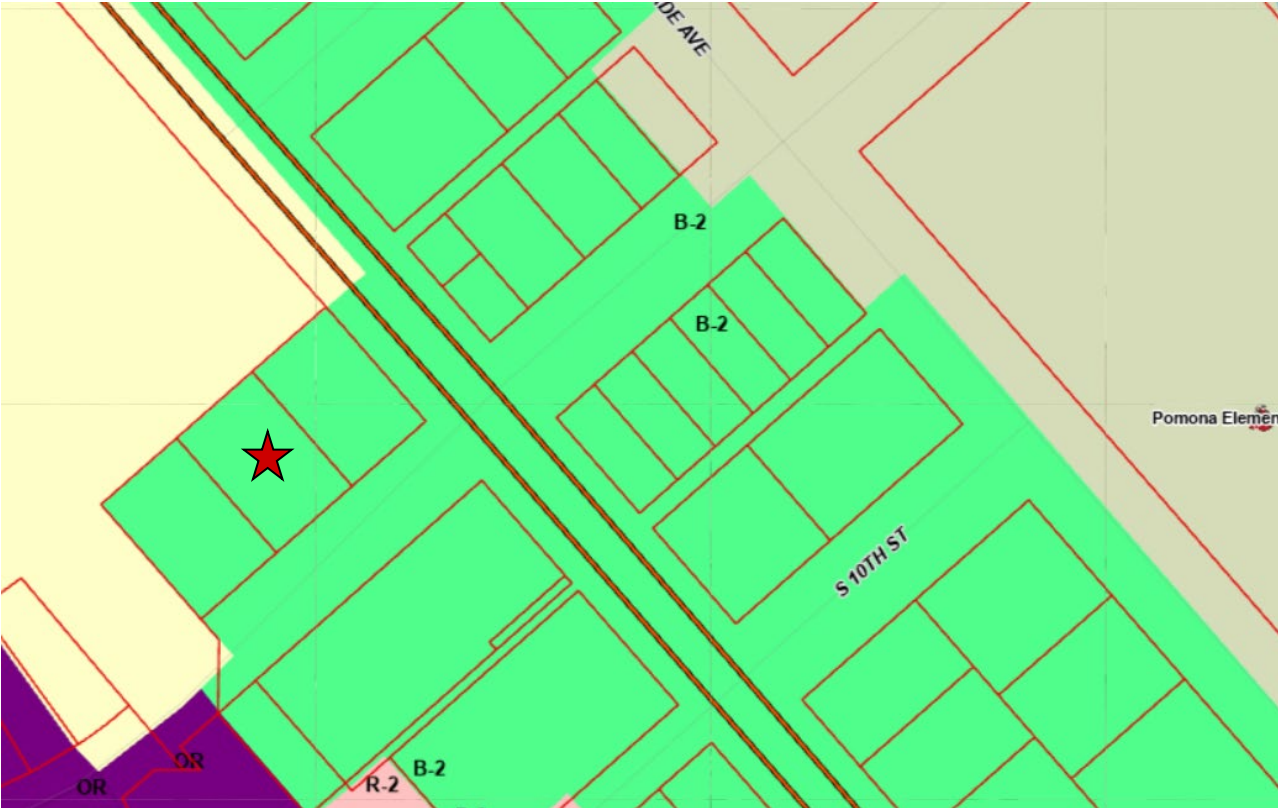
PROPERTY SPECIFICS

- Heating
 - Natural Gas Forced Air
- Cooling
 - Forced Air/Refrigeration Unit
- Parking spaces in front of unit.
- Shared Bathroom, With Suite B Tenant

Restricted Use

- a) Bars, taverns, billiard halls;
- b) Pawn shops;
- c) Dance studios or Karate studios;
- d) Beer or wine-making stores;
- e) Adult video/ Adult entertainment stores;
- f) Off-track betting establishments;
- **g) Abortion/drug rehabilitation offices/facilities;
- **h) Alcohol/drug rehabilitation offices/facilities;
- **g-h with the exception of existing services offered by Cedar Point Health Group*
- l) Nail Salons;
- j) Unemployment or Social Security offices;
- k) Liquor stores;
- l) Tattoo shops/body art/piercing tenants;
- m) tenant/entity/person who sells, barbers, trades, buys, or dispenses marijuana, for medical use or otherwise outside of the Cedar group

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



★ Subject Property is zoned B-2 in the City of Montrose

- Zoning Regulations are on the following page
- Contact Jace Hochwald with the City of Montrose for more information
- (970) 240-1478 or email: jhochwald@cityofmontrose.org



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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?nodeId=PTIICOOR_TITXILADERE_C111-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_C111-7ZORE_S11-7-6DIUS)

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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
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
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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

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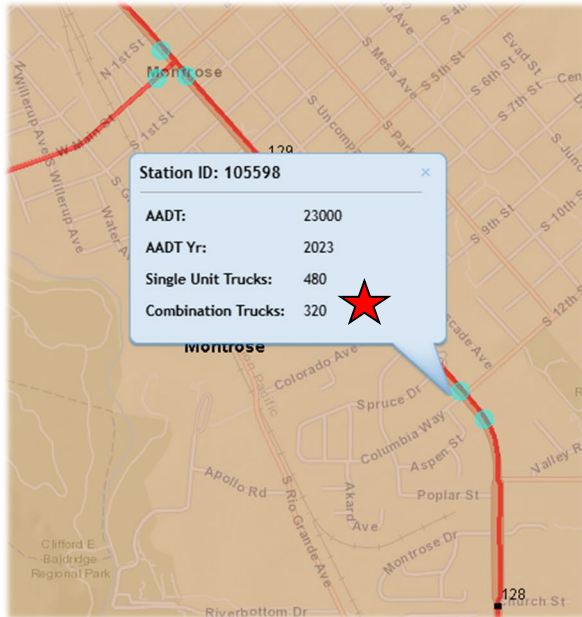
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★ Location of Subject Property



Colorado Department of Transportation (CDOT) Traffic Count*



DAILY TRAFFIC (06/22/2023)

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	161	57	28	46	90	192	505	615	322	446	929	924	707	434	444	658	485	526	513	645	613	763	664	505
S	37	23	28	30	98	286	501	558	404	542	814	864	889	781	745	768	697	735	638	426	343	376	305	200

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	AAADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AAADT	Projected Single Trucks	Projected Combined Trucks
105597	550B	128.243	128.418	24,000	2023	650	340	4.1	9	28,752	779	407

AAADT: 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>
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RECAP

Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Total Monthly	Yearly \$/Sq.Ft. w/NNN
1,433	\$1,315	\$15,780	\$11.00	\$602.00	\$1,917.00	\$16.05

- 3 Offices
- Large Reception Area
- Break Room
- Shared Bathroom
- Server Room / Storage Area
- Large Pedestal Sign
- 24,000+ daily vehicles
- Signalized intersection
- B-2 zoning
- Reserved Parking spaces in front of unit
- Ample parking in shared lot
- Natural Gas Forced Air heat
- Forced Air/Refrigeration cooling

NNN Lease

\$1,315/mo + NNN

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