

933 E. Main St.

Montrose, Colorado 81401



Commercial Property Sale Information Packet



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

www.RenfrowRealty.com

Member of:



RMCRE NETWORK PARTNER

www.RMCRE.org

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

Executive Summary

PRIME E. MAIN ST CORNER LOCATION!

**933 E. Main St.
Montrose, Colorado
MLS#**



MLS#	Acres (MOL)	Unit Sq.Ft. (MOL)	Listing Price	Price Per Sq.Ft.
792933	0.844	3,792	\$649,888	\$171.38

Main St Building with Many Possibilities!

3,792 sq.ft. (MOL) building on .844-acre (MOL) lot, located near destinations such as Coffee Trader, Horsefly Brewing Company, Phelanies, and the Montrose County Fairgrounds with the new Events Center. Building features two 9'W x 10'H overhead doors, one 9'4"W x 8'7"H sliding door, office space, bathroom and ample workspace. Back half of lot is fully fenced for security. Property is easily accessed and has off-street parking. Zoned "B-2" in the City of Montrose allows for retail stores, business and professional offices, service establishments and multifamily development potential. The Montrose Arroyo runs under property which would not allow for any new structures to be within 20 ft. horizontally on both sides of the pipe, and any drainage or structural issues will be the responsibility of the lot owner. The City of Montrose has plans to reroute the arroyo in the next 5 to 10+ years.

Incredible tax break with Opportunity Zone designation!

Contact John Renfrow at (970) 249-5001

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

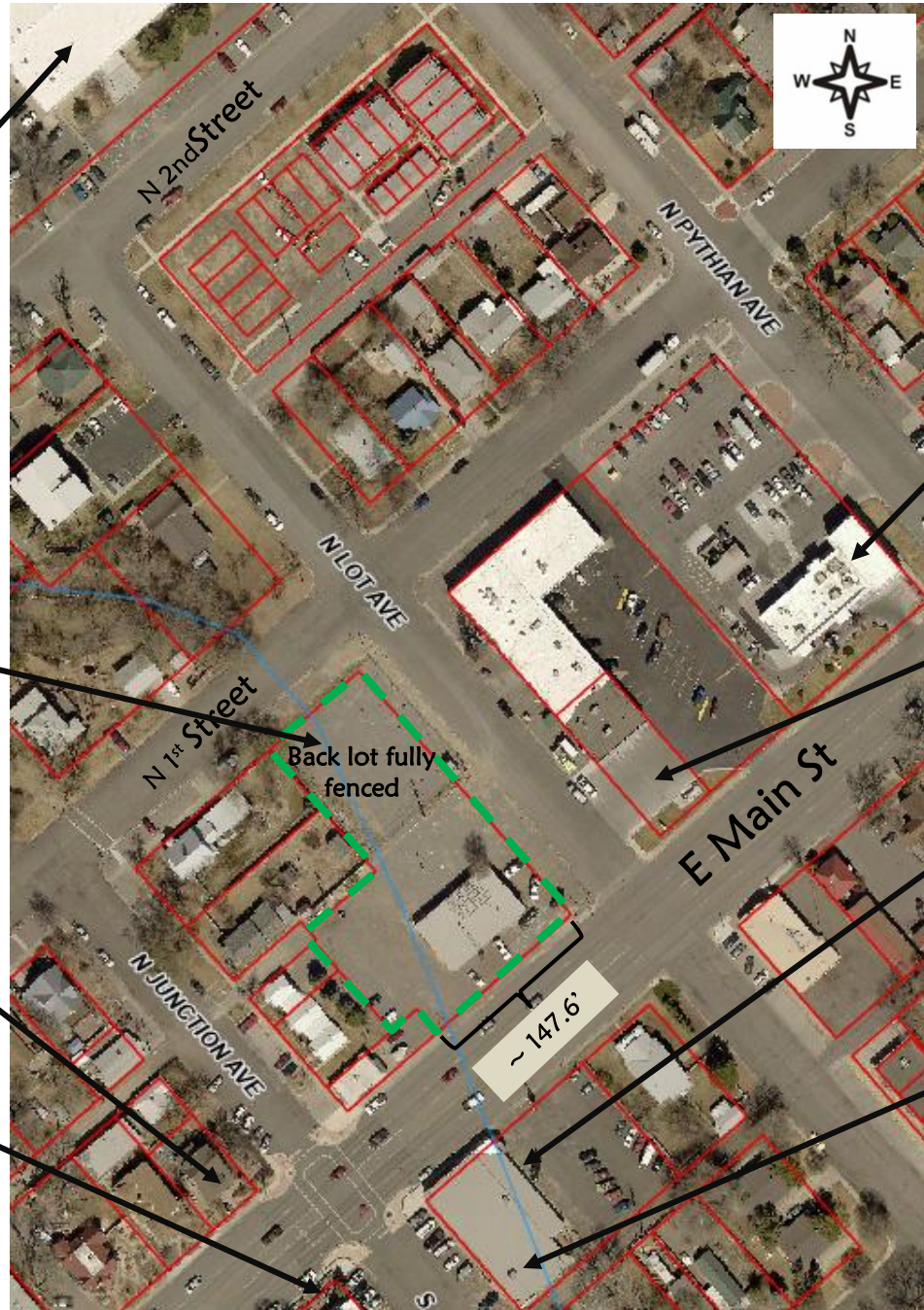
www.RenfrowRealty.com



Aerial Map



Montrose Arroyo



View From Above



— Subject Property (Boundaries are approximate and should be verified)



Directions to Property

4 min (1.6 miles)

via S Townsend Ave and E Main St

Fastest route now due to traffic conditions

Townsend Ave @ Poplar Rd

Montrose, CO 81401

↑ Head north on S Townsend Ave toward E Niagara Rd

1.1 mi

↘ Turn right onto E Main St

📍 Destination will be on the left

0.5 mi

933 E Main St

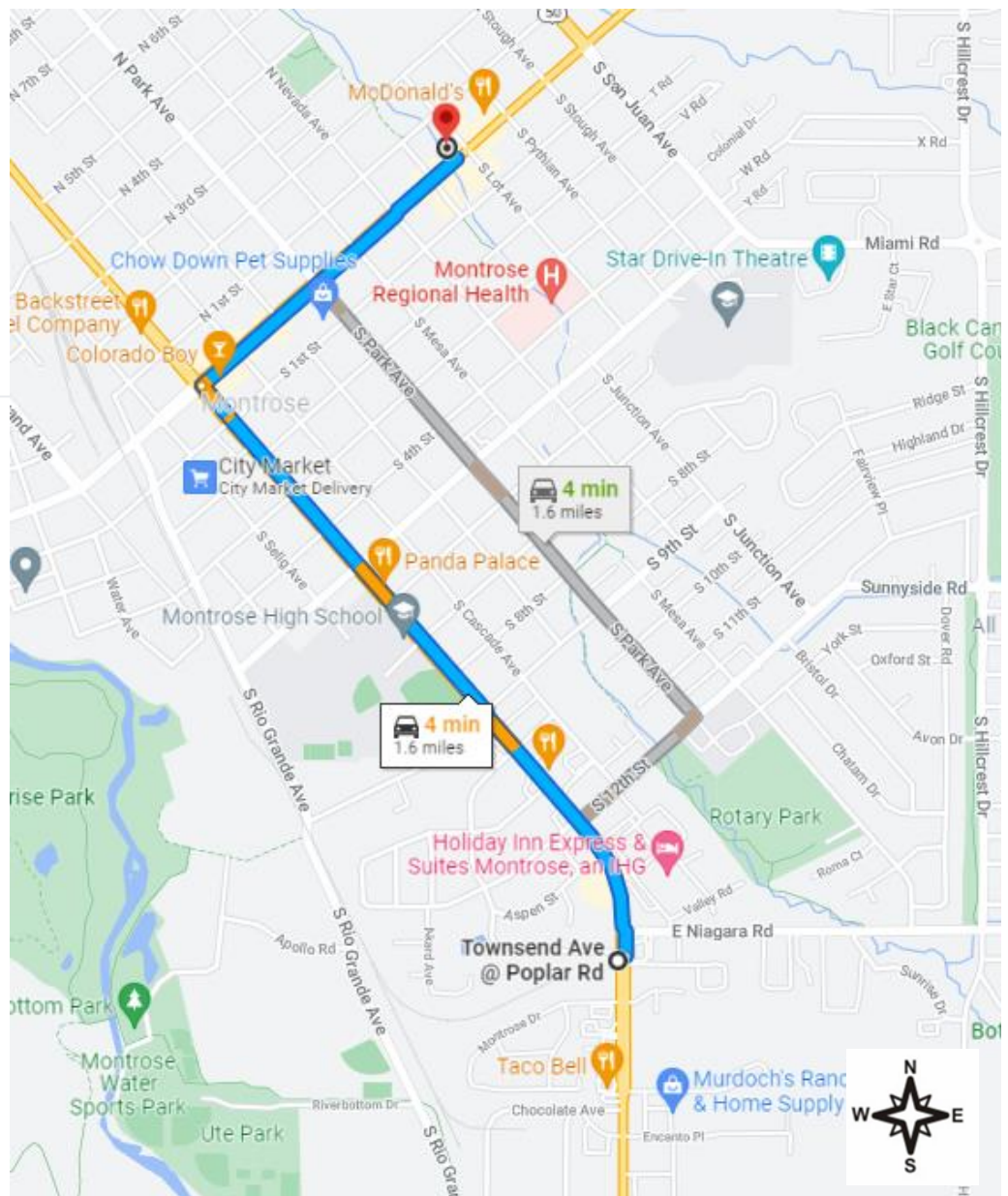
Montrose, CO 81401

Starting from Renfrow Realty

1832 S Townsend Ave,

Montrose, CO 81401

Office number (970) 249-5001



Contact John Renfrow

(970) 249-5001 / (970) 874-1500

www.RenfrowRealty.com

Montrose County Assessor Property Account Detail*

Account Detail

Account: R0651908

Owner Information

Owner Name ROTHE PATRICIA A TRUST

Tax Information

***2023** \$8,694.40
*Estimated

Assessment Information

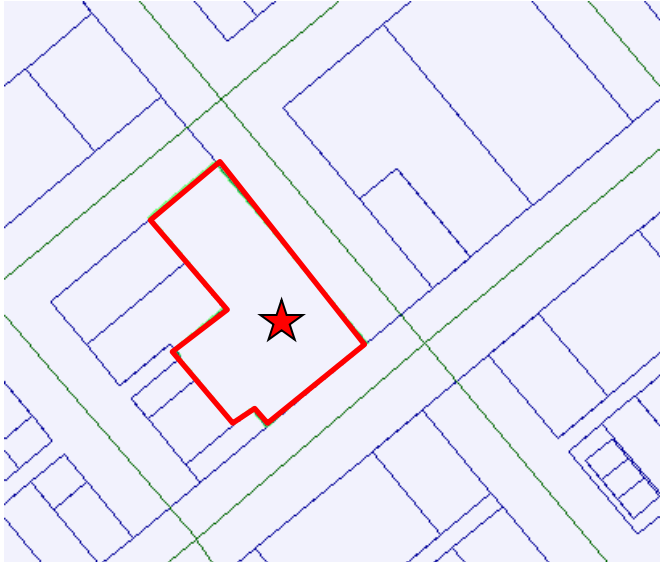
Actual (2023) \$435,680
Assessed \$126,350

Type	Actual	Assessed	Acres	SQFT
Improvements	\$54,260	\$15,740	0.0	3792.0
Land	\$381,420	\$110,610	0.0	36781.0

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

Legal Description

Parcel Number 3767-272-25-014
Situs Address 933 E MAIN ST
City MONTROSE
Legal Summary Subd: MONTROSE TOWN OF
Block: 13 Lot: 3 THRU:- Lot: 6 AND:- Lot: 15
THRU:- Lot: 22 ONLY THOSE PARTS OF LTS 15
& 16 DESC MB RECPT# 757300
Actual Year built 1938



Contact John Renfrow
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com



Exterior

West side of building



East side of building



Back fenced lot



Alley



Alley access off N Lot Ave



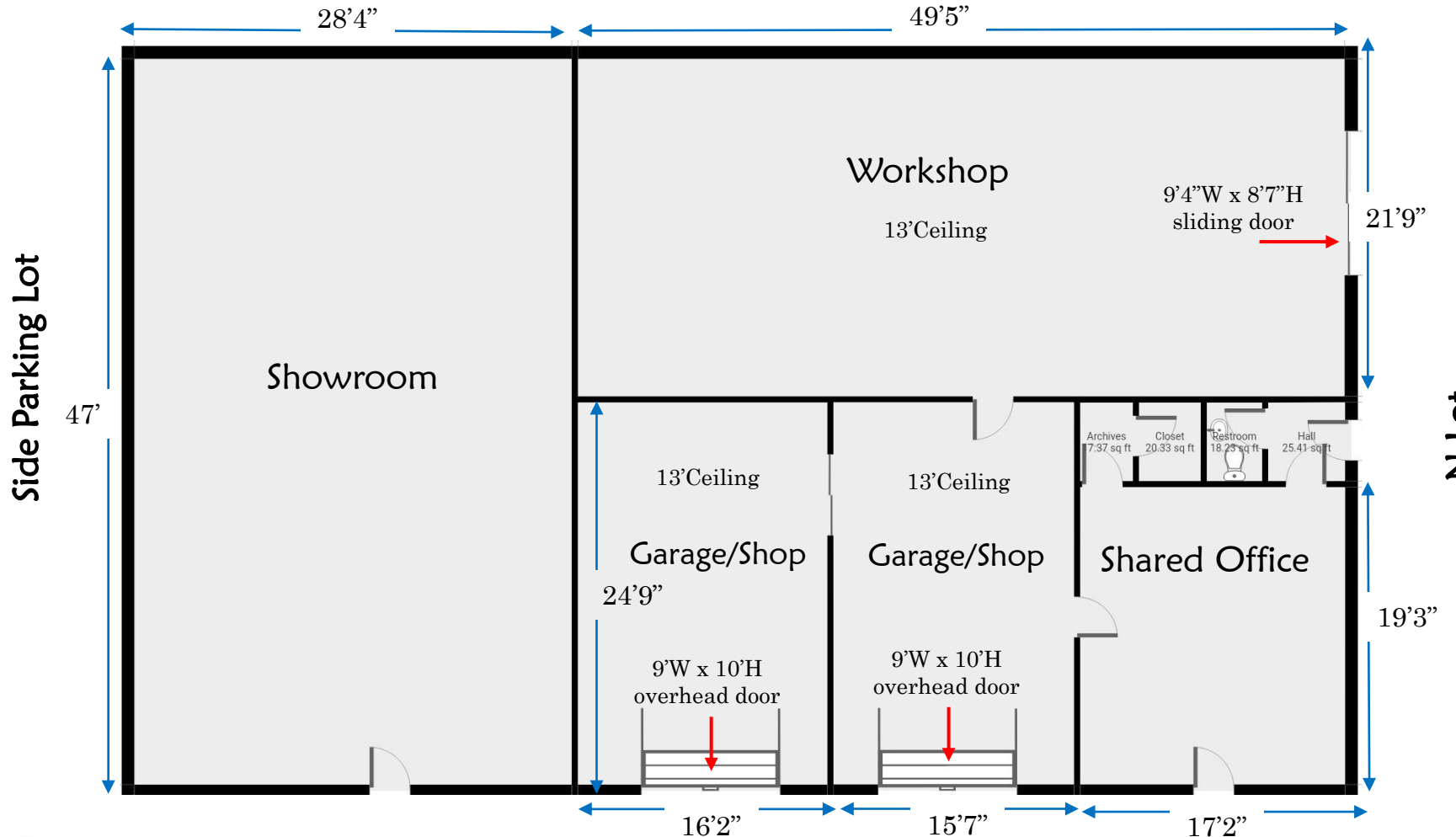
9'4" W x 8'7" H
sliding door

www.RenfrowRealty.com

*Floorplan



Alley/Back of Building



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

Main St and Front Parking Lot



www.RenfrowRealty.com



Photos



Contact John Renfrow
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com

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 (available, but not installed):

Elevate Fiber (877) 687-3632

Clearnetworx (970) 240-6600

PROPERTY SPECIFICS

Heating

- Suspended Gas Heaters

Cooling

- Evaporative Cooler

OPPORTUNITY ZONE: The Ultimate Tax Break

- The property designated as an Opportunity Zone by the Internal Revenue Service (IRS)
- This distinction allows for significant investor and business tax credits through the temporary deferral of capital gains
- <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>
- For more City of Montrose “O-zone” information contact Montrose Economic Development at (970) 249-9438



OTHER DOCS AVAILABLE

Storage Tank Technology, Environmental & Engineering Consultants (STTI)

- (970) 243-1642 for more information
- Office has reports dated 2013 to 2016, but it is ongoing through the State of Colorado, Division of Oil & Public Safety.
- There was a contamination of the soil from gas station across Lot Ave. STTI did the remediation and monitoring with monitor wells placed on the property.
- Monitoring wells will remain until the State of Colorado decides it is clean, time frame TBD. Once soil is clean the monitoring wells will be removed by the State of Colorado, Division of Oil & Public Safety, at their cost.
- All work has been documented and documents are available upon request.

Hold Harmless Letter for Fuel Storage Tanks

- March 21, 2022
- K Hannah Williams
- Division of Oil & Public Safety
- (303) 318-8547
- hannah.williams@state.co.us

Montrose Arroyo Information

Approximate Location Montrose Arroyo

(Boundaries are approximate and should be verified)

- Under drainage law, owner is responsible for all piping of the ditch/arroyo.
- All structural issues with piping are responsibility of owner.
- By modern standards, all new structures would not be allowed within 20' horizontally of the pipe on both sides.
- If looking to develop, best course of action would be to survey the line and get actual shots of the piping before proceeding with any development.
- City has plans to re-route the arroyo into Junction Ave to eliminate future potential problems. Project is likely to take 5-10+ years to begin.

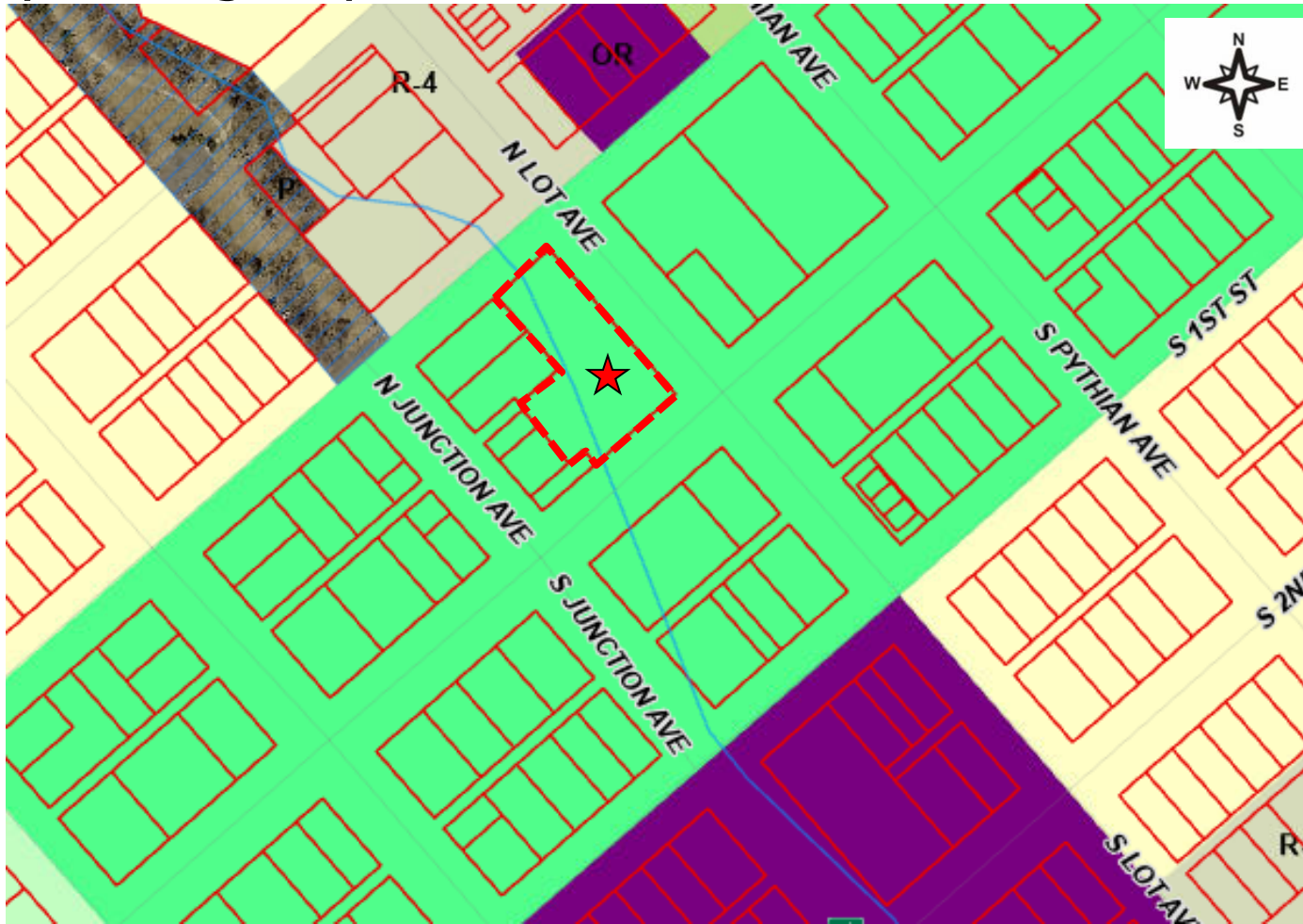
For more information contact
Scott Murphy
City of Montrose Public Works
(970) 240-1498
smurphy@ci.montrose.co.us
























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

www.RenfrowRealty.com

City Zoning Map



City of Montrose Zoning District

-  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
-  R-3A, Med High Density (Apts.)
-  R-4, High Density (Apts.)
-  R-5, Low Den/MFD Housing Dist
-  R-6, Med Den/MFD Housing Dist
-  RL, Rural Living

- - - Subject property is zoned B-2 in the city of Montrose
 - B-2 zoning regulations on following pages
 - Contact William Reis with City of Montrose at (970) 240-1475 for more information

Zoning Breakdown* – “B-2” Highway Commercial District

(A)Intent. The "B-1" Central Business District is intended as a shopping and business center for the City and surrounding area. The most intensive commercial use of buildings and land is encouraged with parking primarily of public concern. No off-street parking is required, except where otherwise specified. This district is oriented to pedestrian traffic.

(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 feet from any street right-of-way line.
 - (10)Places of worship.
 - (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 (off-street parking required).
 - (16)Parking facilities.
 - (17)Public transportation facilities.
 - (18)Renewable energy facilities.
 - (19)Short-term rentals.
 - (20)Daytime social service activities by a social service provider, to include food storage; food distribution without monetary remuneration as a food pantry and/or food service without monetary remuneration as a soup kitchen; laundry facilities not for profit; showers; and counseling to include alcohol and/or substance abuse counseling. This use by right expressly excludes the overnight sheltering of people. For the purposes of this use by right authorization, "daytime" shall mean from 6:00 a.m. to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time.
 - (21)Family child care home.
- (C)Conditional Uses.**
- (1)Schools.
 - (2)Funeral homes.
 - (3)Building materials businesses.
 - (4)Automobile and other vehicle sales or service establishments.
 - (5)Automobile body shops.
 - (6)Distribution, warehouse and wholesale operations

.(7)Drive-in or drive-through restaurants.

(8)Storage facilities.

(9)Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.

(D)Outdoor Storage Businesses. Businesses that need outdoor storage are not compatible with this district.

(A)Intent. The "B-2" Highway Commercial District is intended to provide for business oriented toward serving the motoring public. This district provides for the convenient exchange of goods and services along the major thoroughfares of the City.

(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-through 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 and hospitals.
- (9)Retail building material supply businesses.
- (10)Parking facilities.
- (11)Renewable energy facilities.
- (12)Short-term rentals.

(C)Conditional Uses.

- (1)Those conditional uses listed for the "B-1" district.
- (2)Recreational vehicle parks and campgrounds.
- (3)Retail stores, business and service establishments serving the general public, but which also involve limited manufacturing of the products supplied.
- (4)Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.

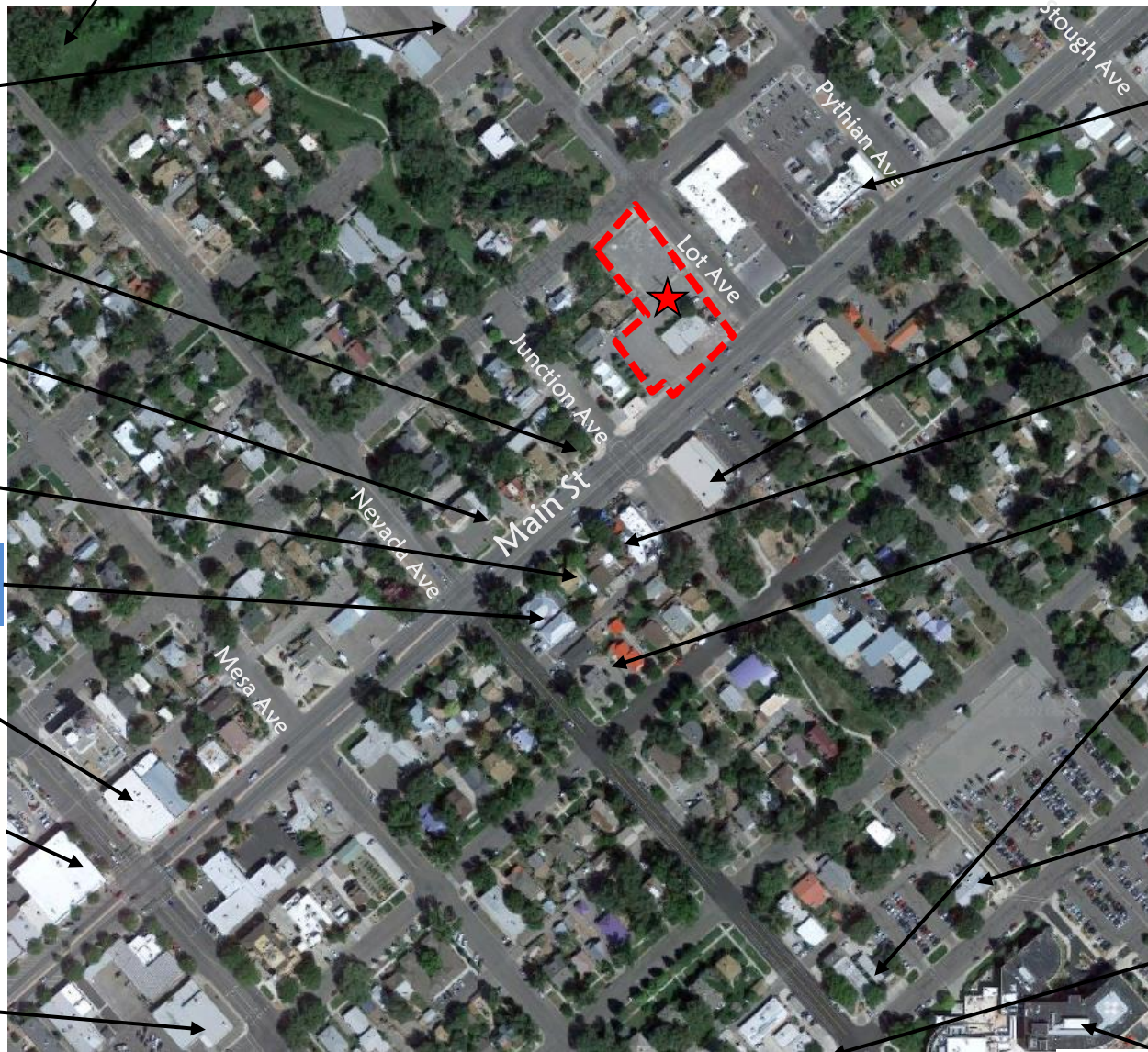
(D)Not Included in this District. The following uses are not to be construed as a use by right or conditional use in the "B-2" Highway Commercial District:

- (1)Farm implement sales or service establishments.
- (2)Construction and contractor's equipment storage facilities.
- (3)Machine and welding shops.
- (4)Above ground storage facilities for hazardous fuels.
- (5)Manufacturing and industrial uses except as allowed by Subsection (C)(3) of this Section.
- (6)Storage facilities. Small rental storage units are allowed. See Subsection (B)(6) of this Section.

(E)Performance Standards. No use shall be established, maintained or conducted in any "B-2" Highway Commercial District that will result in any public or private nuisance.

* Taken from City of Montrose Zoning Regulations October 2021

Buckley Park



Montrose Hardware



MONTROSE ANESTHESIA

Breathe A Little Easier*



----- Subject Property (Boundaries are approximate)



Recap

MLS#	Acres (MOL)	Unit Sq.Ft. (MOL)	Listing Price	Price Per Sq.Ft.
792933	0.844	3,792	\$649,888	\$171.38



- Great Main St location with prime frontage
- Located near destinations such as Coffee Trader, Horsefly Brewing Company, Phelanies, and the Montrose County Fairgrounds with the new Events Center.
- 3,792 sq ft building on E Main St
- .844 acre fully fenced back lot
- Office, bathroom, storage and garage space
- Two 9'W x 10'H overhead doors
- One 9'4"W x 8'7"H sliding door
- Easy access and off-street parking
- Zoned "B-2" allows for retail stores, business and professional offices, service establishments and multifamily development

Incredible tax break with Opportunity Zone designation!

Listing Price

\$649,888

Contact John Renfrow at (970) 249-5001

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

www.RenfrowRealty.com

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

