

123 & 131 Water Ave

Montrose, Colorado 81401



123 Water Ave

131 Water Ave

Commercial Sale Information Packet



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

Rev C

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



Office and Large Warehouse Minutes From Historic Downtown



MLS#	Bldg Sq.Ft. (MOL)	Lot Acreage (MOL)	Listing Price	\$/Sq.Ft.
804594	3,484	0.32	\$388,888	\$111.62

**123 & 131 Water Ave
Montrose, Colorado
MLS# 804594**

Centrally Located Commercial Building, Versatile Zoning and Adjacent to S Grand Ave Bypass

Property features 2 buildings with 3,484 sq.ft. (MOL) situated on .32-acre (MOL) lot - some portions of the lot are security fenced. Main building has 1,196 sq.ft. (MOL), 3 office spaces, bathroom, breakroom, open reception area, and server room. Warehouse has 2,288 sq.ft. (MOL), 9'10"H x 9'W overhead door, bathroom, ample storage, workshop area and option to use two divided spaces in garage area as office space. Property is Zoned B-3 "General Commercial District" which allows for a broad spectrum of commercial uses including but not limited to automotive service or sales, retail, material supply businesses, and rental business. Possible owner carry with the right terms.

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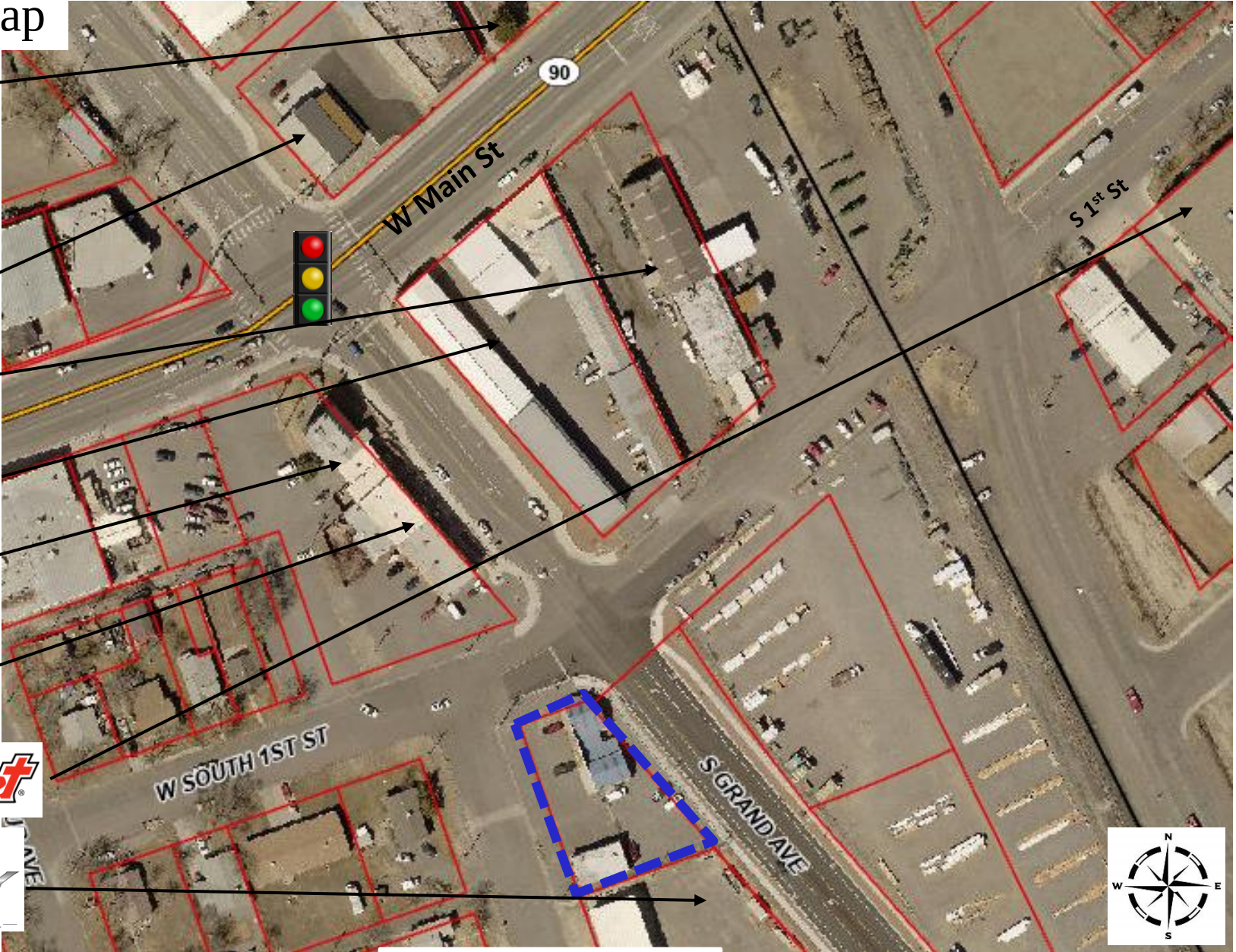
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Aerial Map



--- Subject Property

(Boundary lines are approximate and should be verified)

Photo from Montrose County GIS/Eagleview

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View From Above

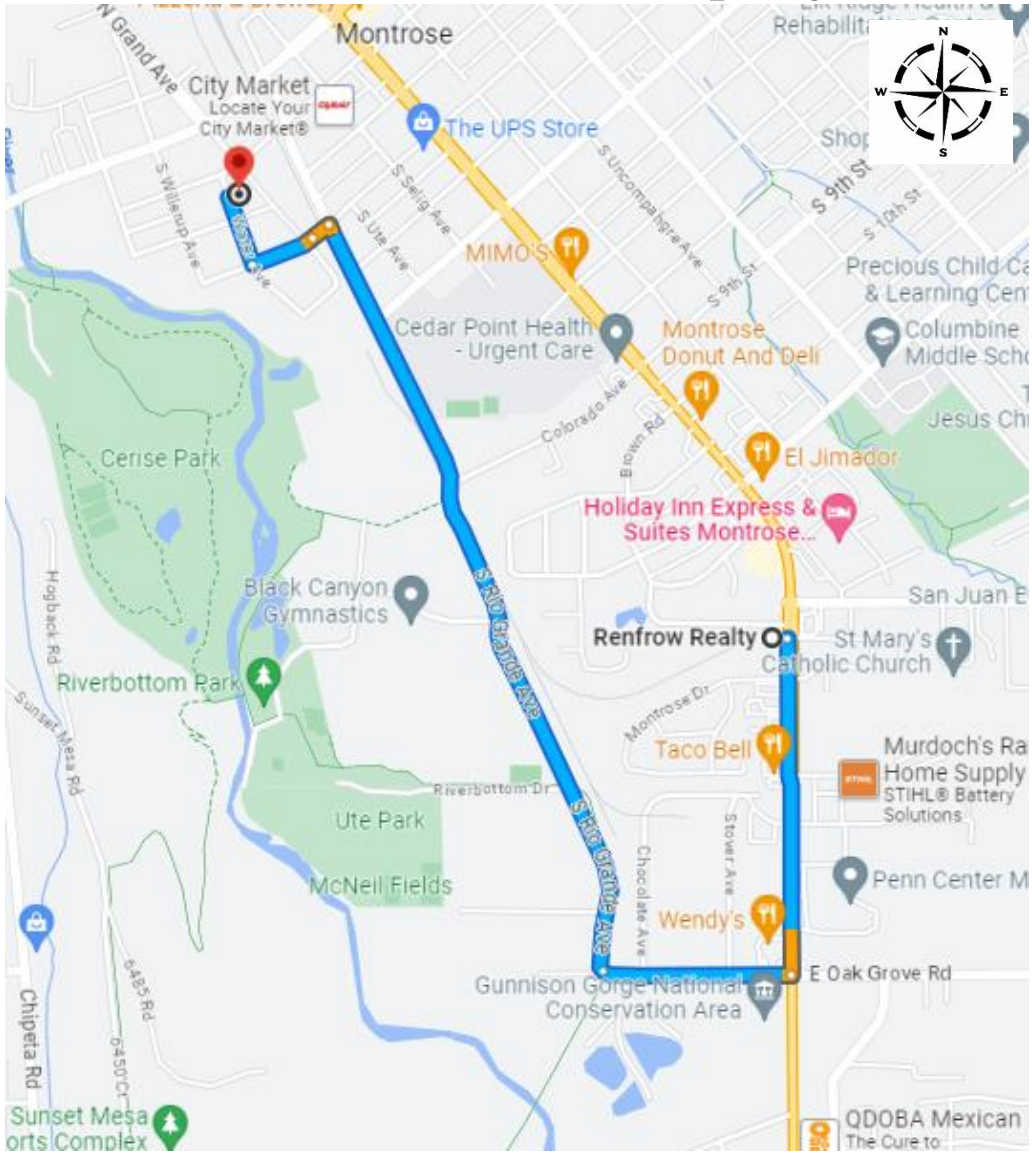


Subject Property

(Boundary lines are approximate and should be verified)

Photo from Montrose County GIS/Eagleview

Directions to Property



Information from Google Maps

5 min (2.0 miles)

via S Rio Grande Ave

Fastest route now due to traffic conditions

Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

- ↑ Head south on S Townsend Ave toward Montrose Dr
1 Pass by Taco Bell (on the right)
0.5 mi
- ↪ Turn right onto E Oak Grove Rd
0.3 mi
- ↗ E Oak Grove Rd turns slightly right and becomes S Rio Grande Ave
1.1 mi
- ↶ Turn left onto S 3rd St/Ws 3rd St
148 ft
- ↑ Continue onto W South 3rd St
472 ft
- ↪ Turn right onto Water Ave
1 Destination will be on the right
0.1 mi

Starting from Renfrow Realty

1832 South Townsend Ave
Montrose, CO 81401
Office number (970) 249-5001

Montrose County Assessor Property Account Detail*

Account Detail

Account: R0650859

Owner Information

Owner Name HUSTON ROY H & ROXIE J

Legal Description

Parcel Number: 3767-284-34-001
Legal Summary: Subd: WILLERUPS SUBD Block:
13 Lot: 1 THRU:- Lot: 6 S: 28 T: 49 R: 9
Actual Year Built: 1925

Tax Information

*2023\$4,867.76

*Estimated

Assessment Information

Actual (2023)\$243,930

Assessed\$70,740

Type	Actual	Assessed	SQFT
Improvements	\$125,800	\$36,480	2874.0
Land	\$118,130	\$34,260	14250.0

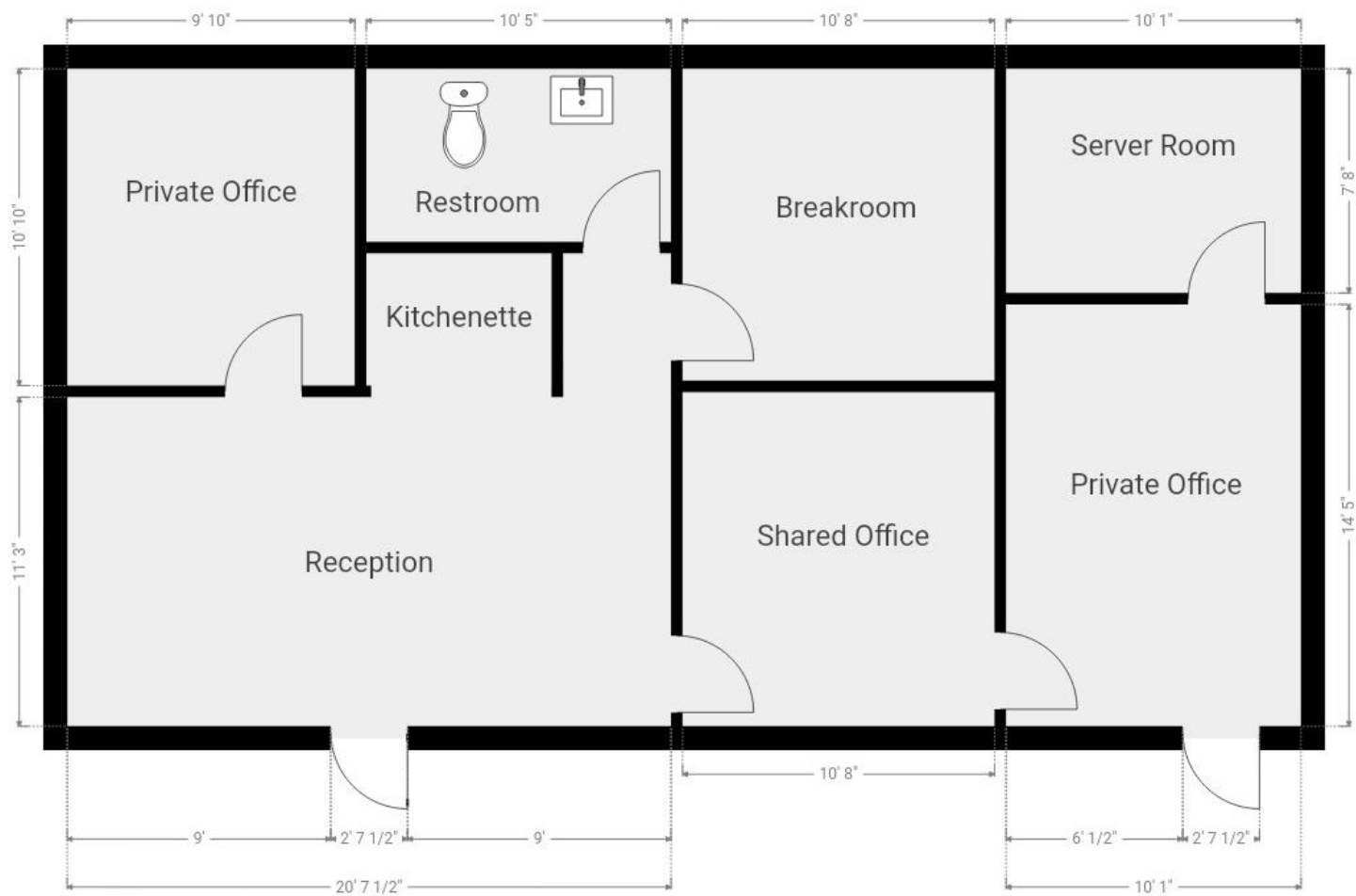
*For more information, please contact the Montrose County Assessor at (970) 249-3753

Office Floor Plan *

1,196 sq.ft.

S Grand Ave

Fully Security Fenced
Yard Space



W Water Ave

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





Reception Area



Private Office



Reception Area



Reception Area and Kitchenette



Shared Office



Breakroom



Private Office

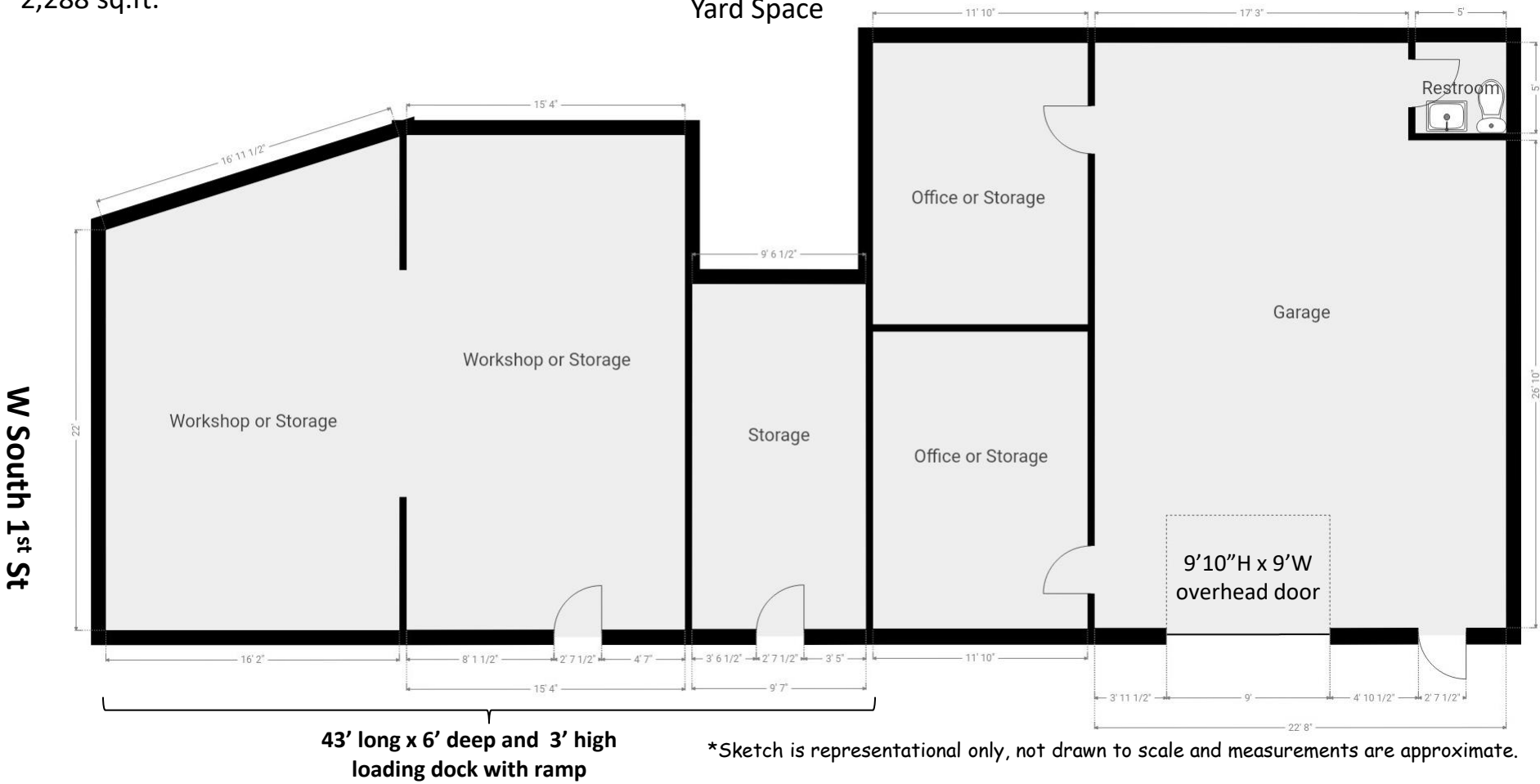


Warehouse Floor Plan*

2,288 sq.ft.

S Grand Ave

Fully Security Fenced
Yard Space



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

W Water Ave



Warehouse Photos



Garage



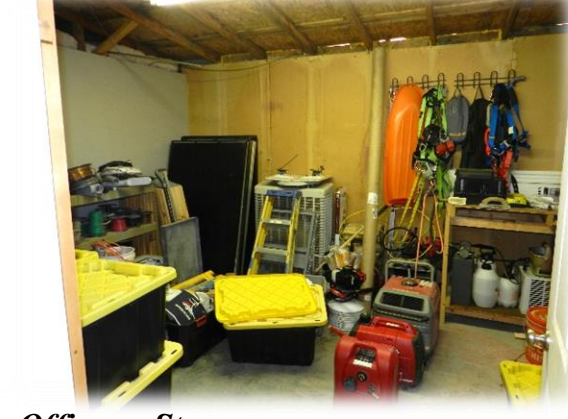
Office or Storage



Storage



Garage



Office or Storage



Workshop or Storage



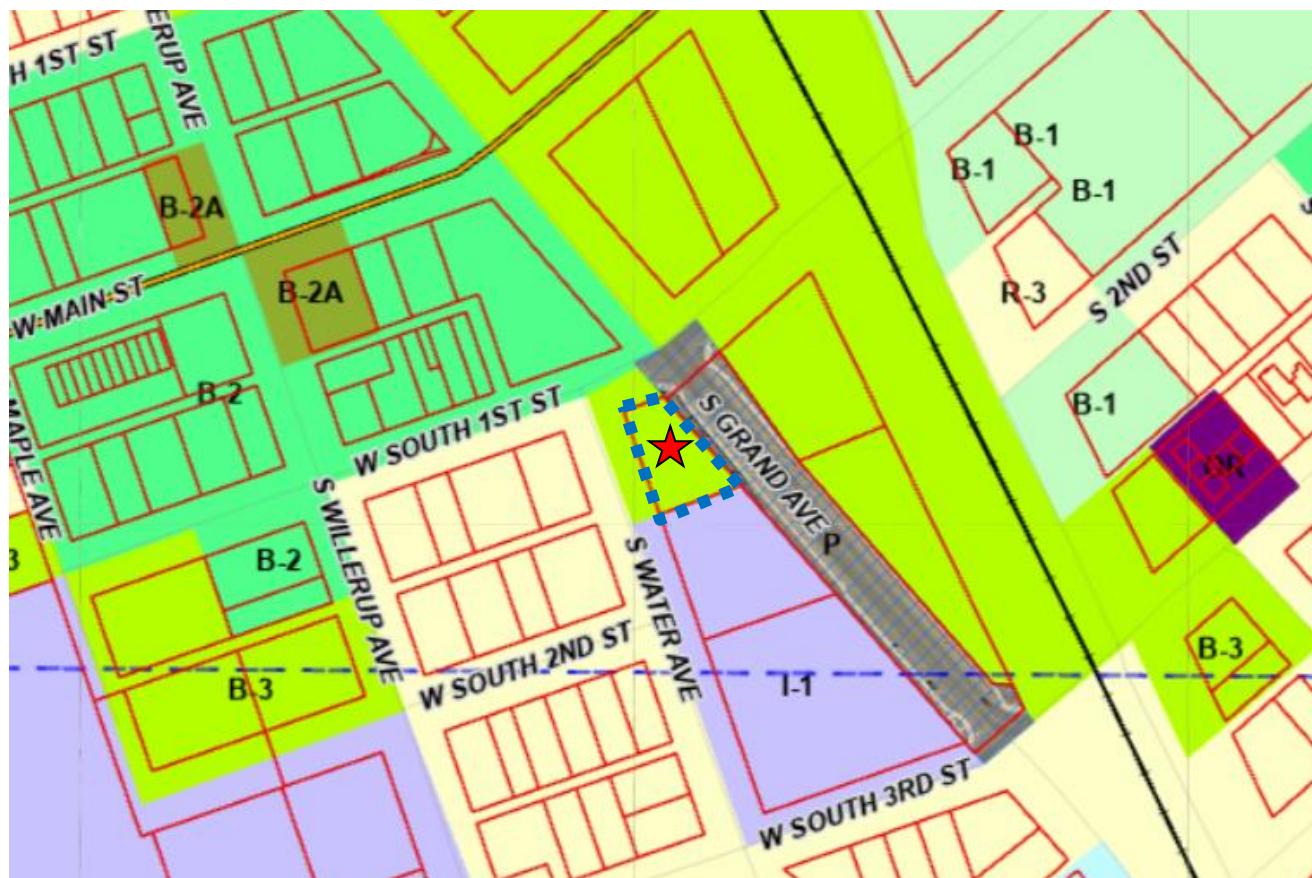
3' high loading dock with ramp



Bathroom w/ Utility Sink



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

- Subject property is zoned B-3 "General Commercial" in the city of Montrose
 - B-3 zoning regulations on the following pages
 - Contact William Reis with the City of Montrose at (970) 240-1475 for more information

Zoning Breakdown* – “B-3” General 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 childcare 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.

(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," "B-2" and "B-2A" 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.
- (15)Short-term rentals.

(C)Conditional Uses.

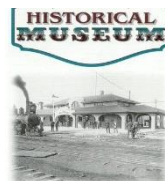
- (1)Uses listed as conditional uses in the "B-1," "B-2" and "B-2A" districts.
- (2)Warehouses and storage facilities.
- (3)Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances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

(D)Not Included in this District. The following uses are not to be construed as a use by right or a conditional use in the "B-3" General Commercial district:

- (1)Manufacturing and industrial uses except as allowed by Subsection (C)(1) of this Section.
- (E)Performance Standards.**
- (1)Manufacturing and storage associated with manufacturing shall be indoors.
 - (2)No use may create a nuisance to other property by reasons of dust, odor, noise, light, smoke, or vibration or other adverse effects which cannot be effectively confined on the premises.

Vicinity Map

Drivers Education School



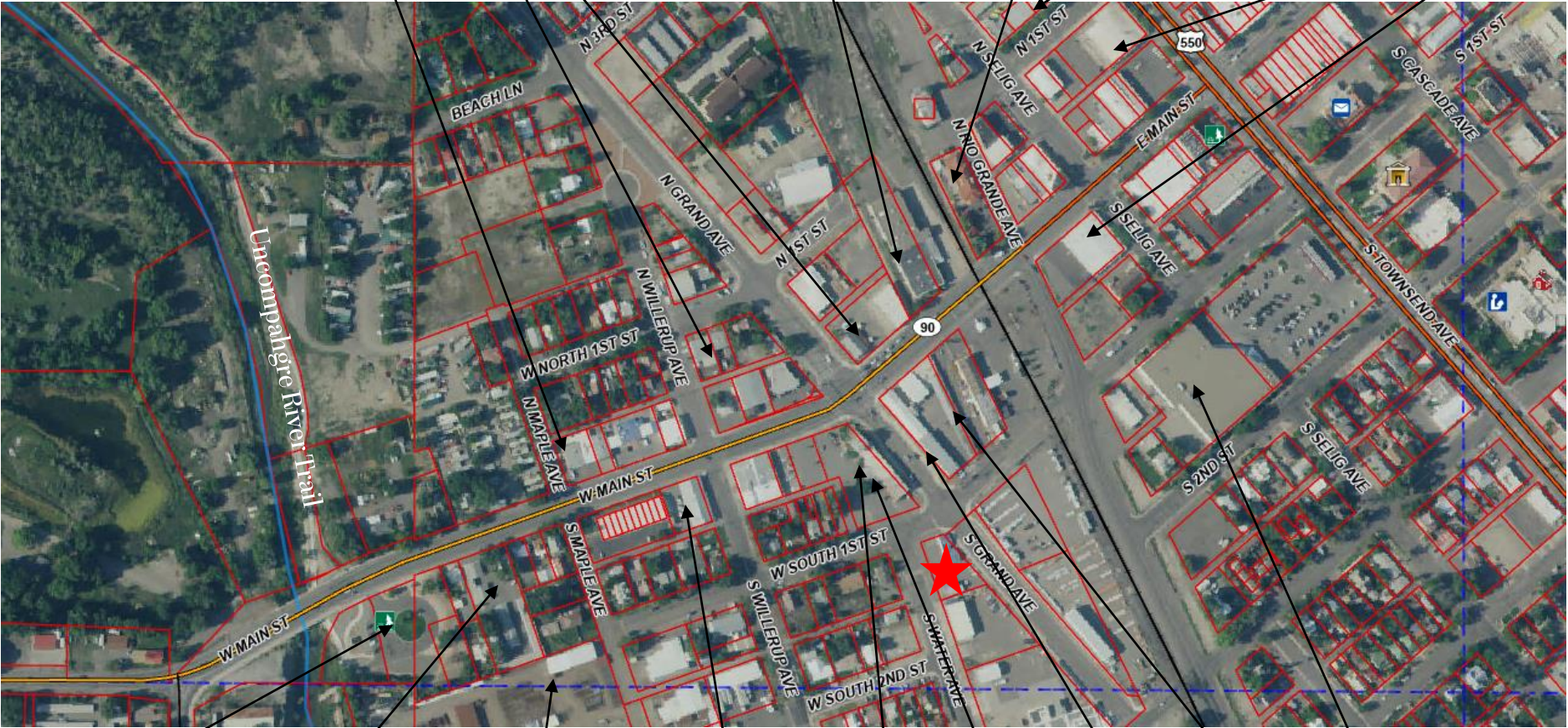


Photo from Montrose County GIS/Eagleview

West Main Trail Head

Central Mini Storage





 Subject Property

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General Information

UTILITIES

- Water/Sewer/Trash – City of Montrose (970) 240-1400
 - 1 water tap, shared by both buildings
 - 1 sewer tap, shared by both buildings
- Natural Gas – Black Hills Energy (800) 563-0012
 - 2 meters, buildings are metered separately
- Electricity – DMEA (970) 249-4572
 - 2 meters, buildings are metered separately
- Fiber: Elevate (844) 386-8744 (available, not installed)
Clearnetworx (970) 240-6600 (available, not installed)

PROPERTY SPECIFICS

- Office
 - Heat: Natural Gas forced air heat
 - Cooling: Evaporative cooler
- Warehouse
 - Heat: Suspended gas heaters
 - Cooling: none

LEASE INFORMATION

- Buildings currently leased month-to-month

OTHER DOCS AVAILABLE

- Address Change Letter
 - City of Montrose
 - (970) 240-1473
 - October 31, 2017
- DMEA Easement Doc
 - Delta/Montrose Electric Assoc.
 - (970) 249-4572
 - November 25, 2016



MLS#	Bldg Sq.Ft. (MOL)	Lot Acreage (MOL)	Listing Price	\$/Sq.Ft.
804594	3,484	0.32	\$388,888	\$111.62

- 1,196 sq.ft. (MOL) office and 2,288 sq.ft. (MOL) warehouse space on .32-acre lot
- Lot is partially security fenced
- Main building has 3 office spaces, bathroom, breakroom, and open reception area
- Warehouse has 9'10"H x 9'W overhead door, bathroom, ample storage, workshop area and possibility to use divided rooms as office space
- Exceptionally rare commercial building one minute from Montrose's Historic Downtown and adjacent to S Grand Ave Bypass
- Zoned B-3
- Possible owner carry with the right terms

Listing Price:
\$388,888

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