

124 Apollo Rd

Montrose, Colorado 81401



Commercial Sale Information Packet

John Renfrow * Renfrow Realty

Contact John Renfrow
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

Warehouse/Office Zoned Light Industrial!



124 Apollo Rd
Montrose, Colorado

MLS#	Bldg Sq.Ft. (MOL)	Lot Sq. Ft. (MOL)	Listing Price	\$/Sq.Ft.
802937	5,197	21867	\$649,888	\$125.05

Large Commercial Building on Corner Lot

5,197 sq.ft. (MOL) warehouse/office building on .50-acre (MOL) corner at the entrance to popular Riverbottom & Water Sports Park. Located near future arterial expansion on Rio Grande Ave. Three private offices, ADA restroom and shower. Warehouse space has two drive-in overhead doors and 20' ceilings. Light industrial zoning positions this as an ideal facility for research, manufacturing, warehouse, services, wholesale distribution, and beyond. Primed with 3-phase power and optical fiber. Ample paved parking with 16 spots; remainder lot is graveled. Explore the business possibilities!

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Aerial Photo



Photo from Montrose County GS/Eagleview

Entrance to Riverbottom Park and
Montrose Water Sports Park

--- Subject Property (Boundaries are approximate)



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Directions to Property

3 min (1.4 miles)

via S Townsend Ave and 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

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

0.5 mi
- ↙

Turn left onto Apollo Rd

i

Destination will be on the left

0.2 mi

124 Apollo Rd

Montrose, CO 81401

Starting from Renfrow Realty

1832 South Townsend Ave

Office number (970) 240-0550

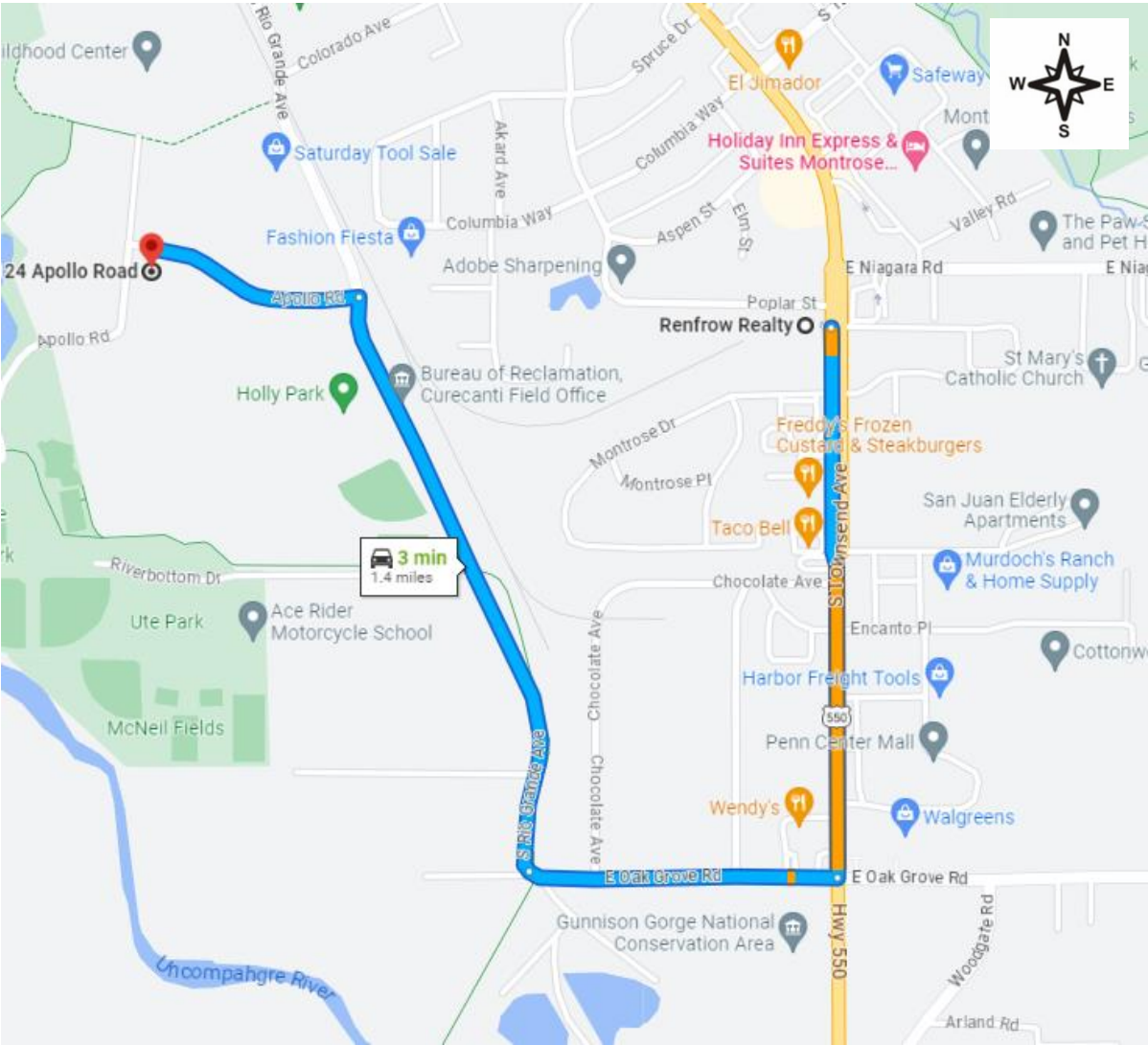


Photo from Google Maps



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Montrose County Assessor Property Account Detail*

Account Detail

Account: R0651870

Owner Information

Owner Name RD LLC

Tax Information

*2023

*Estimated
\$8,884.32

Legal Description

Parcel number: 3767-334-06-001
Legal Summary: Subd: BURKINS/POOLE LOT SPLIT
Lot: 5A S: 33 T: 49 R: 9
Year Built: 1998

Assessment Information

Actual (2023)

\$438,920

Assessed

\$127,290

Type	Actual	Assessed	Acres	SQFT
Improvements	\$349,680	\$101,410	0.0	5197.0
Land	\$89,240	\$25,880	0.5019	21867.0

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



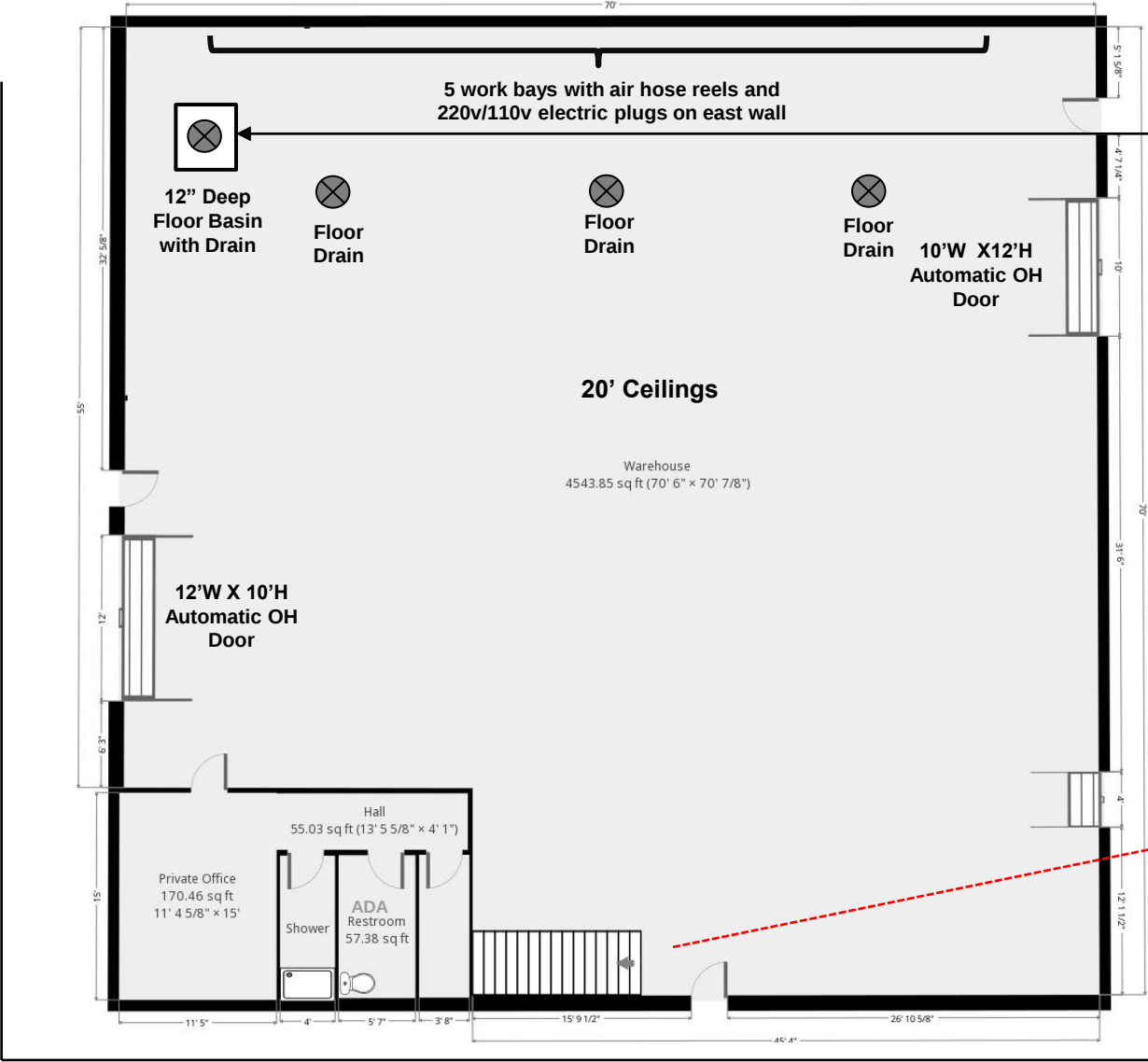
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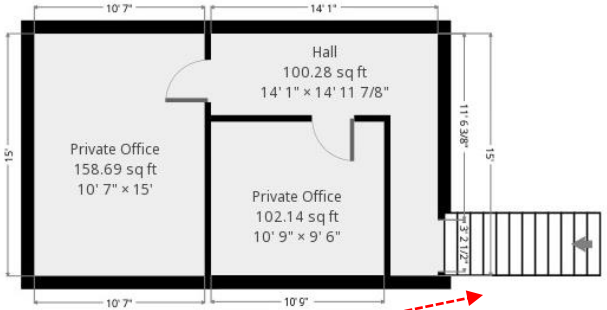




Apollo Rd



2nd Floor



General Information

Utilities Information

- Water/Sewer/Trash: City of Montrose (970) 240-1400
 - 2" water lines
- Electricity: DMEA (970) 249-4572
 - 3-phase power, 400 Amp
- Natural Gas: Black Hills Energy (800) 563-0012
 - Oversized gas line
- Security System installed: Superior Alarm (970) 249-4537
- Fiber Installed: Clearnetworx (970) 240-6600
 - Elevate (877) 687-3632

Property Specifics

Offices

- Heating: Electric baseboard
- Cooling: AC units

Warehouse

- Heating: Suspended gas heaters
- Cooling: Evaporative air (Four units)
- 480/277 3-phase
- 5-220 plugs on east wall
- New LED lighting

Exclusions

- Owner personal property

Negotiable

- Air compressor
- Racks
- Office furniture
- Welding & machining equipment
- Forklift

Other Documents Available

- Phase I Environmental Site Assessment Report
 - Partner Engineering & Science
 - (800) 419-4923
 - December 4, 2019
- Phase 1-B Waste Disposal Event (Sand Trap Limited Sampling Event)
 - Partner Engineering & Science
 - (800) 419-4923
 - December 19, 2012



3-phase Power



Suspended Gas Heater

City of Montrose 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



Photo from Montrose County GS/Eagleview

-  **Subject property is zoned I-1 ‘General Industrial’ within the City of Montrose**
- **Zoning Regulations for the I-1 zone are on the following page**
 - **For more information contact William Reis with the City of Montrose at (970) 240-1475**

Zoning Breakdown* – “I-1” Light Industrial District

(A)Intent. The purpose of the "I-1" Light Industrial District is to accommodate a limited group of research, manufacturing uses, and transportation hub. This promotes the creation and maintenance of an environment which will serve the mutual interests of the community as a whole, of any adjacent residential areas and of the occupants of the industrial park area.

(B)Uses by Right.

(1)Uses which meet the intent of Subsection (A) of this Section and the performance standards of Subsection (C) of this Section are uses by right. Typical examples of such manufacturing and non-manufacturing uses include food processing; metal finishing and fabrication; power generation and transformer stations; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities.

(2)Parks and open spaces.

(3)Government buildings and facilities, to include airport and accessory uses.

(4)Public utility service facilities.

(5)Warehouse and wholesale distribution centers.

(6)Renewable energy facilities.

(7)Single-family homes, duplexes, and multiple-family residences.

(8)Accessory uses.

(9)Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.

(10)Short-term rentals.

(11)Family childcare home.

(12)Childcare facilities.

(C)Conditional Uses.

(1)Any commercial use other than the uses by right which complies with the performance standards of Subsection

(C) of this Section and is consistent with the intent of Subsection

(A) of this Section.

(D)Performance Standards.

(1)No structure shall be constructed within 100 feet of an existing residential zone.

* Taken from City of Montrose Zoning Regulations October 2021

Map of Vicinity

















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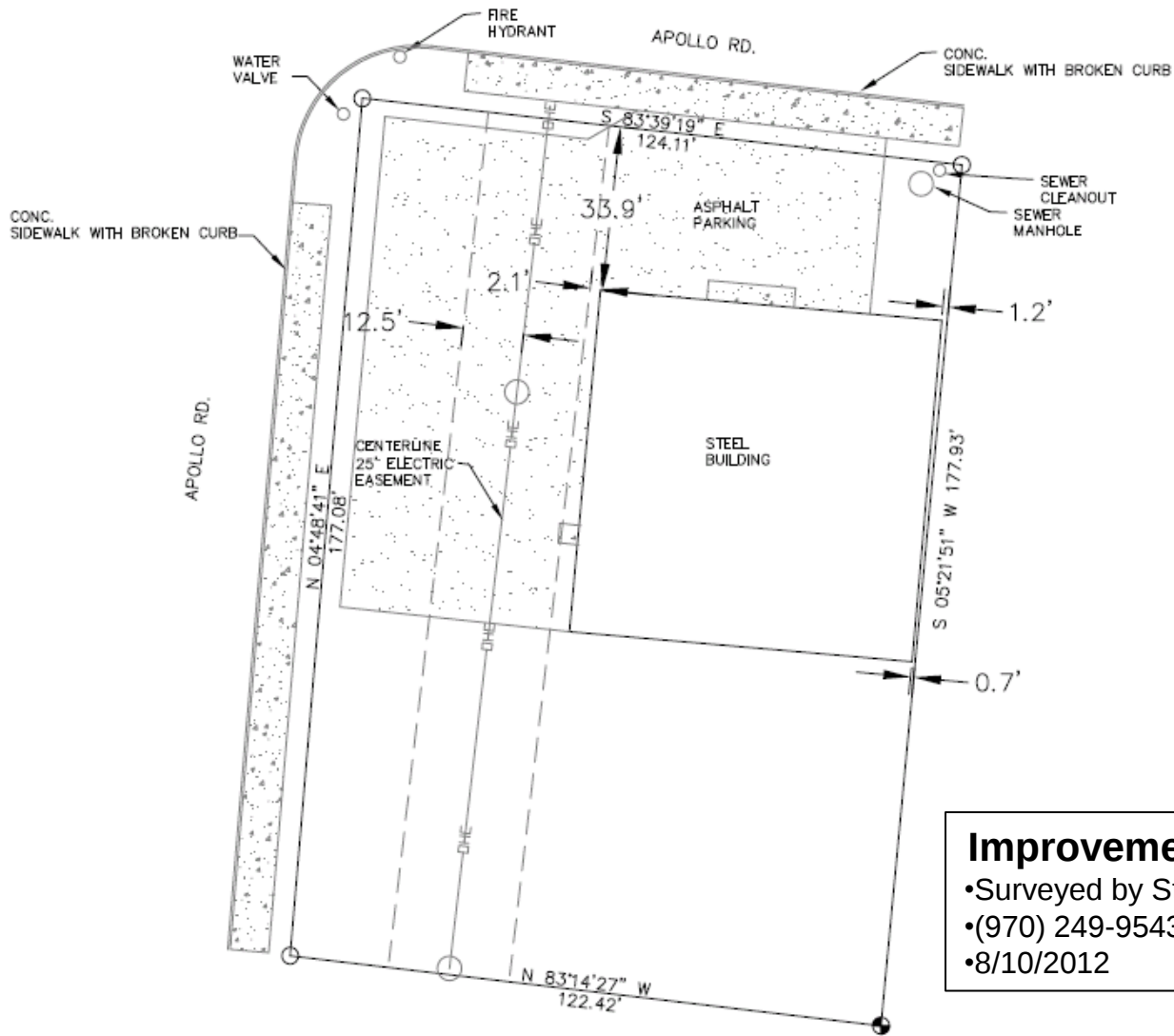


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Improvement Survey Plat



Improvement Survey Plat

- Surveyed by Steve Yelton
- (970) 249-9543
- 8/10/2012



FEMA Map Service Center
Tel: (800) 358-9616
Fax: (800) 358-9620

E-mail: FEMA-MSCservice@dhs.gov
Web: <https://msc.fema.gov/portal/home>

Flood Plain Map



Photo from FEMA Maps

 **Subject Property**

A residential or commercial structure can still be built in a flood zone. Please contact Del-Mont Consultants for more information: (970) 249-2251.



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FEMA's Special Flood Hazard Area (SFHA): Locations considered higher risk areas



Flood Zone "AE"- Areas with 1% annual chance (100-year flood) of flooding and 26% chance of flooding over the lifetime of a 30-year mortgage where based flood elevations (BFEs)* are provided.



Flood Zone "A" - An area inundated by 1% annual (100-year flood) chance flooding, for which no BFEs have been determined.



Flood Zone "AE"- Regulatory floodway. The base floodplain where BFEs are provided.

Zone X Areas of Flood Hazard: Locations considered moderate to low-risk areas



Flood Zone "X"- 0.2% (500-year flood) annual chance flood hazards), areas of 1% annual chance flood (100-year flood) with average depth less than one foot or with drainage areas of less than one square mile.



Flood Zone "X"- Future Conditions 1% annual chance (100-year flood) flood hazard



Flood Zone "X"- The areas of higher elevation and of minimal flood hazard. Areas are determined to be outside the 1% annual chance (100-year flood) and 0.2% annual chance (500-year flood) floodplains.

*The base flood elevation (BFE) is the water-surface elevation of the 1% annual chance flood (100-year flood).



Recap

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802937	5,197	21867	\$649,888	\$125.05

- Large warehouse/office building on corner lot
- Located near popular Riverbottom Park with the new Water Sports Park
- Three private offices, ADA restroom and shower
- Warehouse with 20’ ceilings, one 12’W x10’H overhead door and one 11’W x12’H overhead door.
- Zoned I-1 “Light Industrial”
- 3-phase power and optical fiber
- Ideal facility for research, manufacturing, warehouse, services and wholesale distribution
- 16 paved parking spots

Listing Price:

\$649,888

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