

# 900 S Townsend Avenue

Montrose, Colorado 81401



## Commercial Sale Information Packet

John Renfrow

Renfrow Realty

Contact John Renfrow

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

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Member of:



RMCRE NETWORK PARTNER  
[www.RMCRE.org](http://www.RMCRE.org)



Information deemed reliable, but not guaranteed and should be verified

# Traffic light corner on South Townsend Ave



Building Sq.Ft. (MOL)	Lot Sq. Ft. (MOL)	List Price	Building \$/Sq. Ft.	Lot \$/Sq. Ft.
8,336	47,437	\$1,450,000	\$173.94	\$30.57

*Excellent visibility and access from one of Montrose's main commercial corridors. This 8,336 sq ft building sits on a 1.076-acre corner lot with ample parking and great street exposure. Each level offers 4,168 sq ft of flexible space with a mix of offices, meeting rooms, and break areas, plus sinks in the basement. Property has a three-stall drive thru on a traffic light corner on South Townsend Ave. Zoned B-2 within the City of Montrose, the property supports a wide variety of uses including office, retail, restaurant, or service-based business. An investment opportunity or ideal location for an owner-user looking for versatility and visibility.*

**Contact John Renfrow**

**to schedule your tour today!**

**(970) 249-5001**

# View From Above



----- Subject Property

(Boundaries are approximate and should be verified)

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

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified



900 S Townsend Ave  
Montrose, Colorado

# Directions to Property

Starting from Renfrow Realty at  
1832 S Townsend Ave, Montrose, CO 81401  
Office number (970) 249-5001

- ↑ Head south toward Montrose Dr  
285 ft
- ← Turn left at the 1st cross street onto Montrose Dr  
66 ft
- ← Turn left at the 1st cross street onto S Townsend Ave  
0.5 mi
- ← Turn left  
**Destination will be on the left**  
151 ft

900 S Townsend Ave  
Montrose, CO 81401



Scan QR code for Google  
Directions



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



# Montrose County Building Assessor Property Account Detail

## Account Detail

**ACCOUNT:** R0650961

### Owner Information

**Owner Name** GFC Investment CO LC

### Tax Information

**2024 (Actual)** \$25,510.92

**2025 (Estimated)** \$27,047.60

### Assessment Information

**Actual (2025)** \$1,389,850

### Legal Description

**Parcel Number:** 3767-342-24-004

**Legal Summary:** Subd: BLACKS SUBD Block: 15 Lot: 1 THRU:- Lot: 12 ALSO VACATED ALLEY BK 318 PG 193; LESS 2.5 FT OFF THE NELY SIDE OF LOT 1 FOR HWY ROW DEED BK 167 PG 70; LESS DEED BK 443 PG 389; ADD THAT PORTION OF VACATED ROAD AND ALLEY AS DESC IN QUIET TITLE DECREE RECEIPT #907259 ('19) S: 34 T: 49 R: 9

**Actual Year Built:** 1981

Type	Actual	Acres	SQFT	
Improvements	\$732,850	0.0	4,940	<p>Finished and heated area is 8,336 sq ft MOL</p>
Land	\$657,000		47,437	

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

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

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified

900 S Townsend Ave  
Montrose, Colorado



3 stall drive thru



Access to  
Colorado Ave



Pole sign

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

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)



Information deemed reliable, but not guaranteed and should be verified

# Floor Plan\*

## ❖ Main Floor



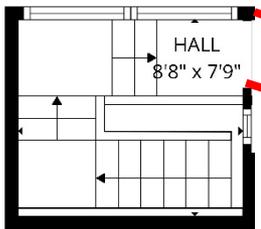
Server Room

Old Bank Vault

Colorado Ave.

\*Dimensions are approximate and should be verified.

Access to Basement



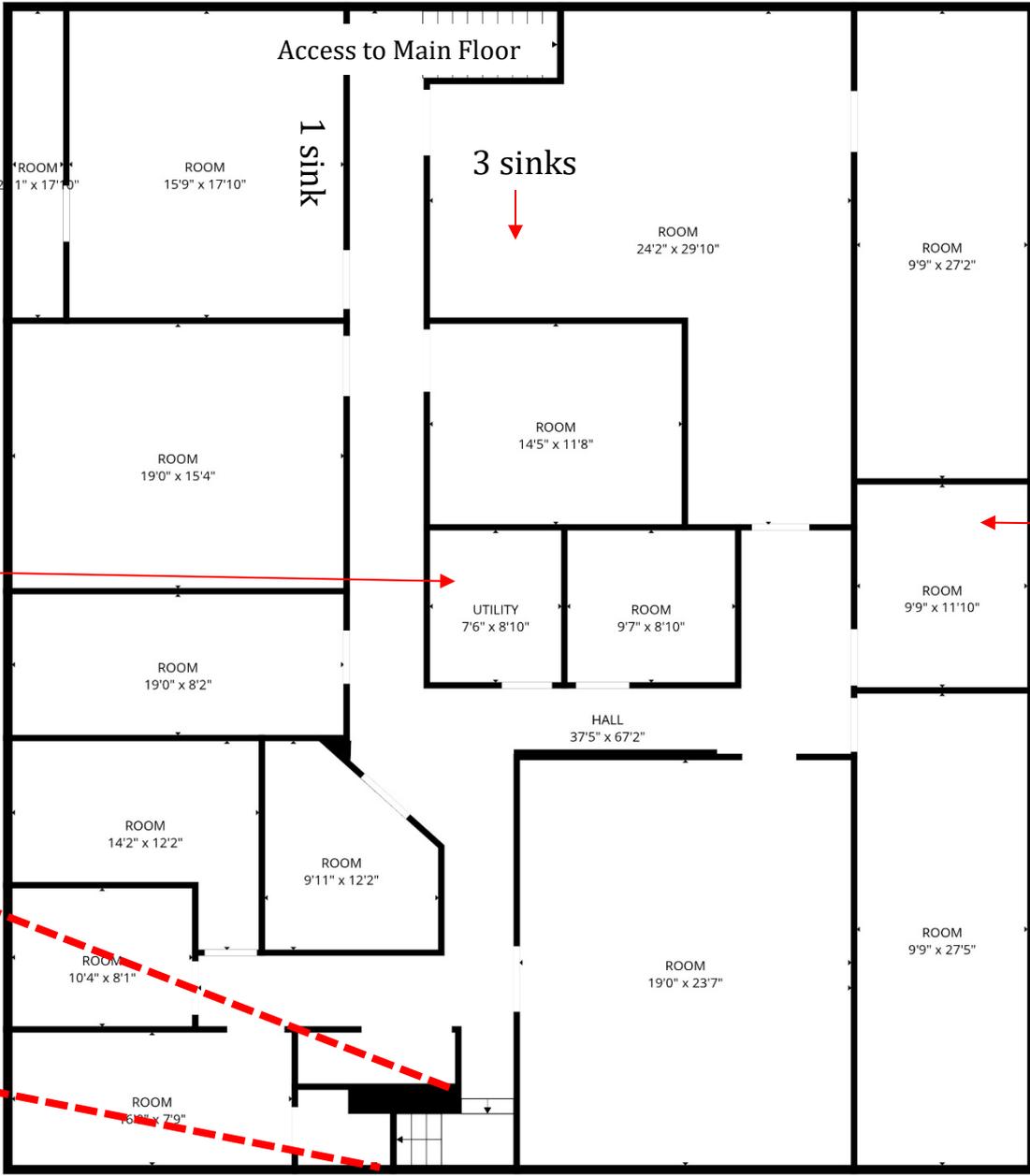
### South Townsend Ave.



900 S Townsend Ave  
Montrose, Colorado

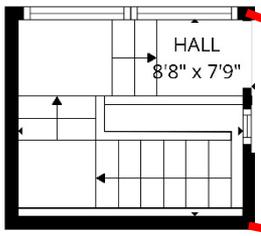
# Floor Plan\*

## ❖ Basement



2 HVAC units and Hot water heater

Access to Main Floor



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

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified



# ❖ Main Floor



In floor outlets



# ❖ Basement



# ❖ Miscellaneous



2 HVAC Systems



Hot Water Heater



Electric Panel



Multiple Sinks in Basement



Sprinkler System Control



Sump Pump

# General Information

## UTILITIES

- Water/Sewer/Trash: City of Montrose (970) 240-1400
  - Includes 1 water & 1 sewer tap
- Electricity: DMEA (970) 249-4572
- Phone: Elevate by DMEA (970) 249-4572 (available not installed)
- Natural Gas: Black Hills Energy (800) 563-0012
- Fiber: Elevate by DMEA (970) 249-4572 (installed)

## PROPERTY SPECIFICS

- Main Floor has 4+ Offices, meeting rooms, breakroom, server room, storage and men & women restrooms.
- Basement has 9+ Offices, meeting rooms, breakroom, 3 storage areas and mechanical room.
- Old Bank vault for storage or office
- Easy access to traffic light
- Three (3) Drive-thru bays

## MECHANICAL SPECIFICS

Heating – Forced Air – 2 Heaters in basement

Air Conditioning – Roof AC Units

Sump pump in Basement with alarm

Sprinkler system control

Honeywell TZ-4 TotalZone® Zone Control Panel

3 Phase power

Lit Pole Sign on South Townsend

## Lit Pole sign on S Townsend



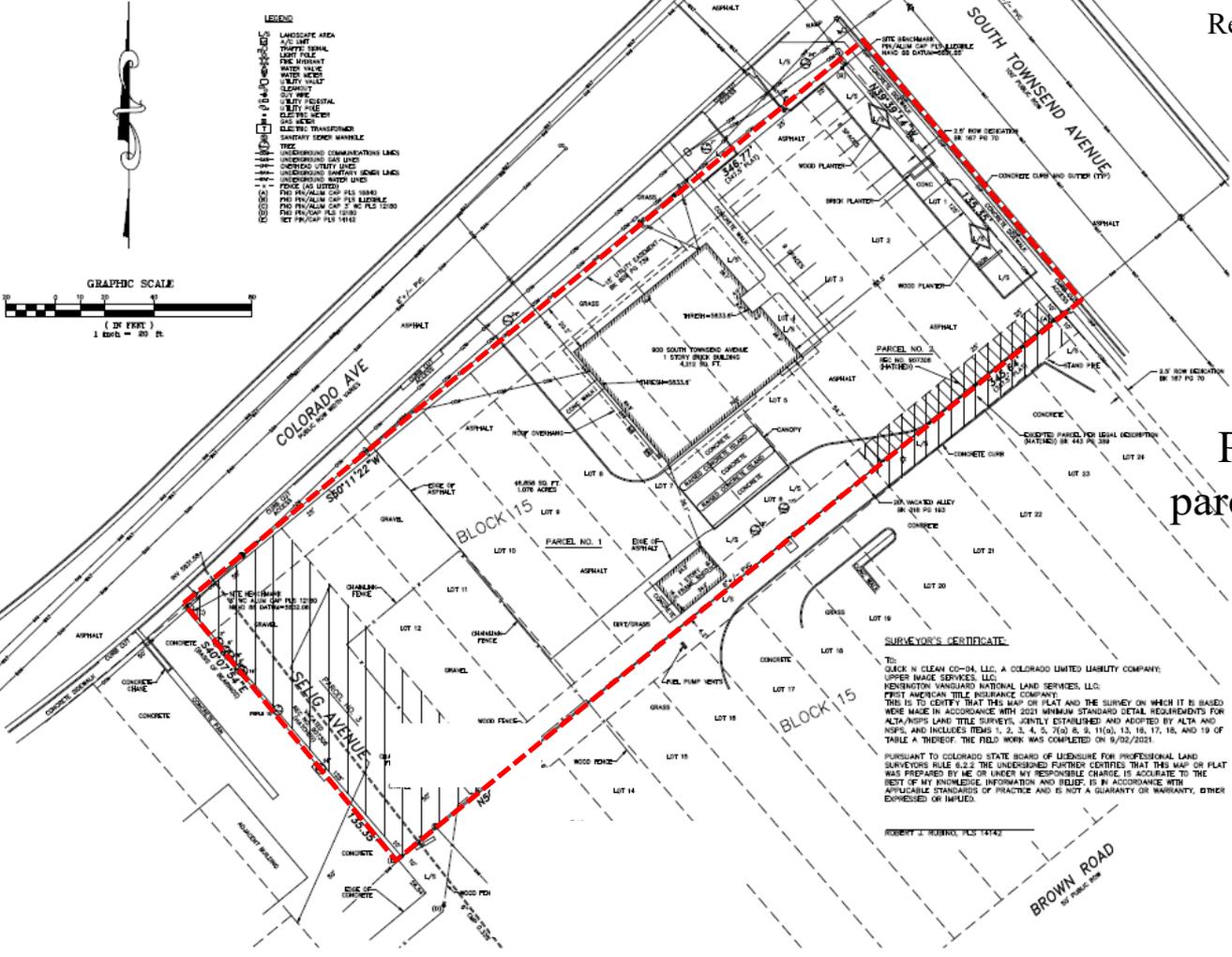
## OTHER DOCUMENTS AVAILABLE

- Geotechnical Engineering Report by ECS Southwest, LLP
  - October 6, 2022
- Alta Survey by Rubino Surveying
  - October 7, 2021, revised February 2, 2023
- Structural Inspection by Chimney Rock Engineering, Inc.
  - September 4, 2022
- Permits and Certificate of Occupancy for basement remodel done in 2003 & 2004

# Survey\*

## A.L.T.A./N.S.P.S. LAND TITLE SURVEY A PORTION OF THE NW 1/4 OF SECTION 34, TOWNSHIP 49 NORTH, RANGE 9 WEST OF THE N.M. P.M. COUNTY OF MONTROSE, STATE OF COLORADO

Survey Completed by  
Rubino Surveying  
(303) 464-9515  
Revised February 2, 2023



### Property is 3 parcels being sold as one

**SURVEYOR'S CERTIFICATE**

TO:  
GLACK IN CLEAN CO-DA, LLC, A COLORADO LIMITED LIABILITY COMPANY;  
UPPER BRIDGE SERVICES, LLC;  
KENTINGTON VANGUARD NATIONAL LAND SERVICES, LLC;  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPSPL, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a) & 9, 11(a), 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/02/2022.

PURSUANT TO COLORADO STATE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ROBERT J. RUBINO, PLS 14142

\*Document available  
by request



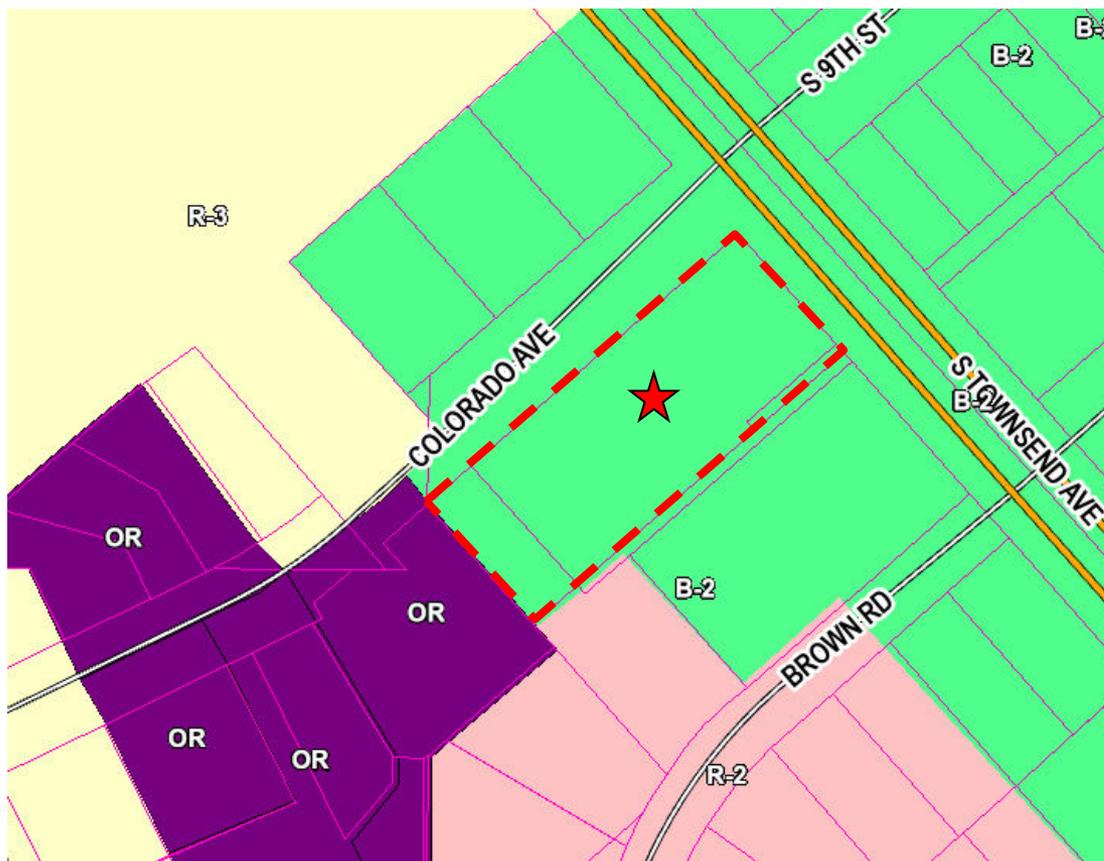
Contact John Renfrow  
(970) 249-5001 / (970) 874-1500

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

--- Subject property



# City of Montrose 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



Subject property is zoned B-2 in the City of Montrose

- Zoning regulations for B-2 includes uses-by-right for B-1
- Zoning breakdown is on the following page
- For more information, please call the City of Montrose at (970) 240-1400



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

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
B-1: Central Business
<b>B-2: Highway Commercial</b>
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)

\*All information deemed reliable but not guaranteed. Contact the City of Montrose for more information. (970) 240-1400

\* 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
P: Public
B-1: Central Business
<b>B-2: Highway Commercial</b>
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

LAND USE	OR	P	B-1	<b>B-2</b>	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)

[\\*\\*https://library.municode.com/co/montrose/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_TITXILADERE\\_CH11-7ZORE\\_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_CH11-7ZORE_S11-7-6DIUS)

\*All information deemed reliable but not guaranteed. Contact the City of Montrose for more information. (970) 240-1400

\* Taken from City of Montrose Zoning Regulations May 2023



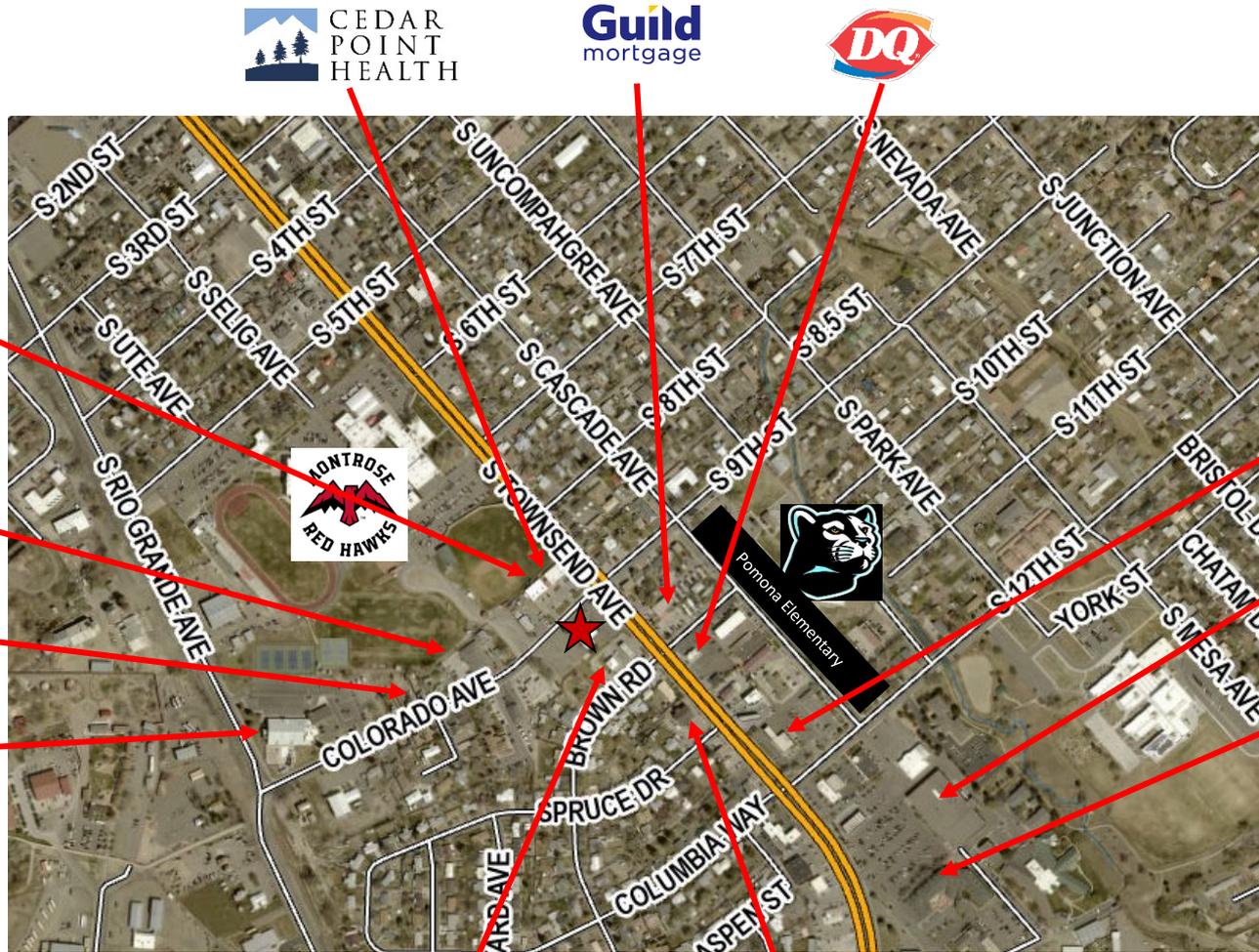
Contact John Renfrow  
(970) 249-5001 / (970) 874-1500

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)



Information deemed reliable, but not guaranteed and should be verified

# Vicinity Map



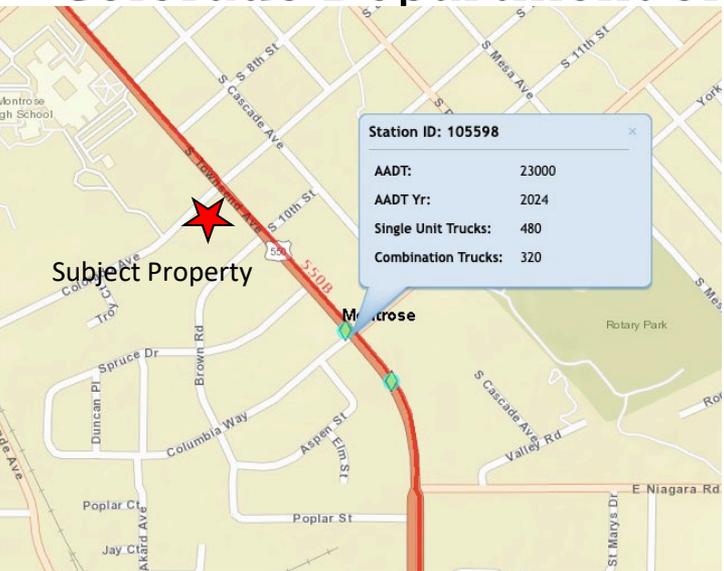
Contact John Renfrow  
(970) 249-5001 / (970) 874-1500

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified



# Colorado Department of Transportation (CDOT) Traffic Count\*



Contact CDOT:  
Manager for more information:  
  
Brian Killian  
P: (970) 683-6284  
222 S. 6th St, Rm 100  
Grand Junction CO  
81501

## DAILY TRAFFIC (06/20/2023)

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	108	34	22	41	82	209	467	687	707	728	803	714	719	814	815	856	850	898	932	753	568	481	370	168
S	33	30	27	33	94	353	612	803	858	874	888	914	911	912	861	885	906	856	686	562	457	329	199	113

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 2042)

AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT	Projected Single Trucks	Projected Combined Trucks
23,000	2024	480	320	3.5	8	27,106	566	377

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 <http://dtdapps.coloradodot.info/Otis>

# Recap

Building Sq.Ft. (MOL)	Lot Sq. Ft. (MOL)	List Price	Building \$/Sq. Ft.	Lot \$/Sq. Ft.
8,336	47,437	\$1,450,000	\$173.94	\$30.57

**Corner lot with traffic light on busy South Townsend Ave**

**~1.076-acre site with ample on-site parking**

**Property has a three-stall drive thru**

**Flexible layout with offices, meeting rooms, and break areas**

**Basement with sinks for added utility and convenience**

**B-2 zoning allows for a wide range of commercial uses**

**Ideal for office, retail, restaurant, or service-oriented businesses**

**Great owner-user or investment opportunity in a high-traffic area**

# \$1,450,000

*Contact John Renfrow  
to schedule your tour today!*

*(970) 249-5001*

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified