

# 17656 Hwy 550 Unit E

Montrose, CO 81403



## COMMERCIAL LEASE INFORMATION PACKET

John Renfrow \* Renfrow Realty

Contact John Renfrow  
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[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

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

Member of:



RMCRE NETWORK PARTNER

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# Executive Summary

# RETAIL SPACE IN TOURIST DESTINATION!

Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	CAM/Mo	Total Monthly
1,050	\$850	\$10,200	\$9.71	\$108.00	\$958.00



***17656 Hwy 550 Unit E  
Montrose, CO 81403  
MLS# 812448***

## Highly Visible Location with High-Traffic Count of 14,000+ Daily Vehicles!

Unit features ~1,050 sq.ft., and has a unique, open floorplan tailored for retail, complete with yard space for display of goods. The owner is currently enhancing the property with new windows and fresh exterior paint. Situated within Montrose County's General Business "B" zoning, which accommodates a variety of opportunities, including office spaces, retail outlets, art galleries, and antique shops, making it an ideal spot for your distinctive store. Conveniently accessible, highly visible, with ample parking, it sits along Hwy 550, a key route leading to destinations such as Telluride, Ouray, Grand Junction, and I-70. Property is in close proximity to Montrose's main commercial hub on S Townsend Ave, and just 4 miles away from the historic downtown area, providing all the conveniences of a larger city. With its blend of amenities and nearby adventures, this property promises a vibrant location for your business. Adjusted gross lease; tenant is responsible for liability insurance, electricity, propane, interior upkeep, snow removal in front of the unit, and CAM fees. Landlord covers property taxes and building insurance.



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# Aerial Photo



VINTIQUES



Whimsical Cottage

**Subject Property - Unit E**

Rusty Moose

Sports Rewind

Clothes Horse

Common shared bathroom



Locked gate

Rustic Arts

Altered Illusions

Tomichi Western Wear

## Close to Town & Adventure

Photo from Montrose County GIS/EagleView

**Subject Property - Unit E**

MLS# 812448

- 4 miles to Montrose's historic downtown with all the amenities of a large city
- Short drive to Ridgway State Park with fishing, camping, and miles of bicycle trails
- 22 miles to Ouray with their amazing hot springs pool, jeeping, Box Canyon Falls, and plenty of local gift shops and eateries
- 62 miles to Telluride with the many festivals all summer, local eateries, and world-class ski slopes

17656 Hwy 550, Unit E  
Montrose, CO

# Directions to Property

**6 min (2.9 miles)**

via US-550 S

Fastest route, lighter traffic than usual

## Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

- ↑ Head south on US-550 S/S Townsend Ave toward Montrose Dr
- ⓘ Continue to follow US-550 S

2.8 mi

- ↶ Turn left

72 ft

- ↶ Turn left

52 ft

- ↷ Slight left

213 ft

**17656 US-550**

Montrose, CO 81403



Starting from Renfrow Realty  
1832 S Townsend Ave,  
Montrose, CO 81401

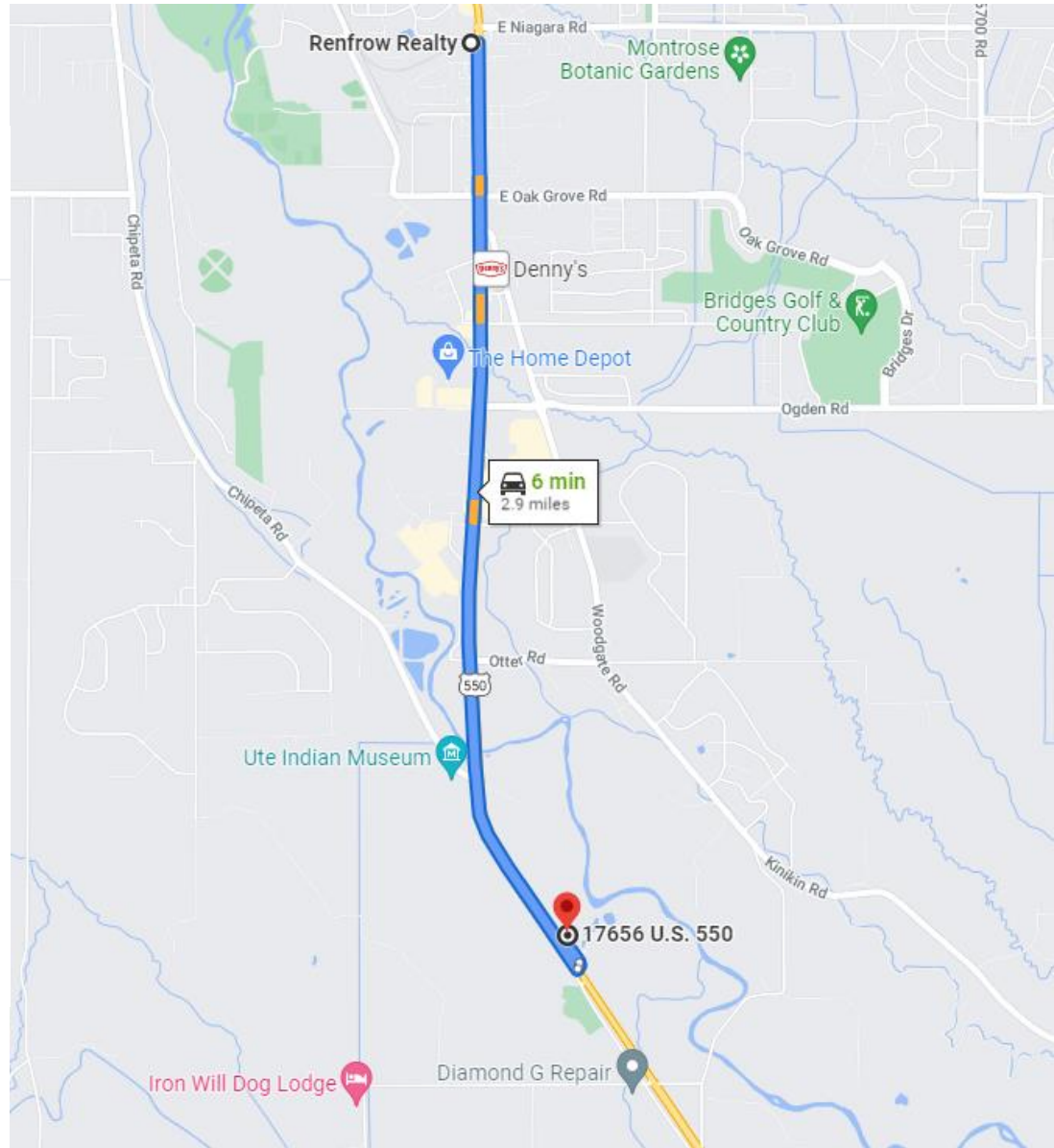


Photo from Google Maps



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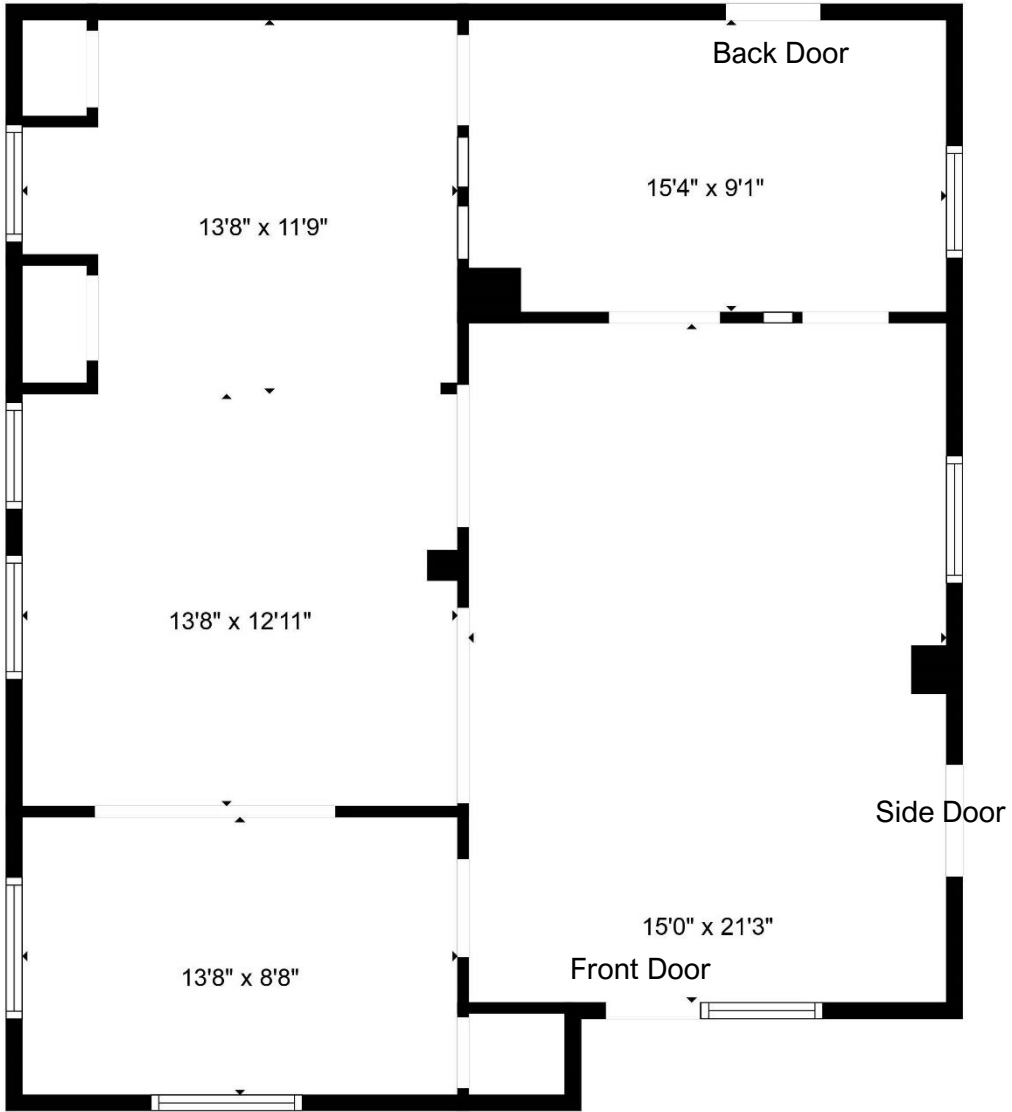




Side Door

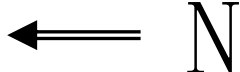
Entry Door

# Floorplan\*



\*Drawing and measurements are approximate. Not drawn to scale, representational only.

Parking



US Hwy 550/14,000+ Daily Vehicles



## UTILITIES

- Electricity - DMEA (970) 249-4572
- Propane - JC Propane (970) 874-5381
- Fiber - Elevate (844-) 386-8744 (available)

## PROPERTY SPECIFICS

- Heating: New propane heater
- ADA Shared common bathrooms (no water in unit)
- Internal painting negotiable

New Propane Heater



## TERMS & CONDITIONS

- Security deposit equal to 1-month's rent
- Adjusted Gross Lease
  - Tenant pays snow removal in front of unit, interior maintenance and janitorial
  - Tenants pays for electricity and propane
  - Tenant pays CAM fees \$108.00 per month/for 2024 which cover water, trash, snow removal of major roads, landscaping, common area electric and maintenance, and restroom cleaning
  - Tenant carries \$1M liability policy naming the landlord as additionally insured
  - Landlord pays property tax and building insurance
- Possession
  - Execution of lease, payment of first month and security deposit, transfer of utilities and proof of insurance.



# County Zoning Map

## County Zoning Districts










-  General Business "B"
-  General Commercial "C"
-  Light Industrial "I-L"
-  Heavy Industrial "I-H"
-  General Residential "R"
-  Residential- Manufactured Home Park "R-MHP"
-  Planned Development "PD"
-  Public Lands "P-L"
-  General Agricultural "A"



Photo from Montrose County GIS/EagleView



Subject Property is zoned General Business "B" in Montrose County

- Regulations are on the following page
- Contact Tallmadge Richmond with Montrose County Land Use Department at (970) 964-2456



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# Zoning Breakdown\* - “B” General Business District

## GENERAL BUSINESS DISTRICT "B":

**1. Purpose:** A general sales, office, and service district designed to **provide** a broad range of compatible services for both the general and traveling public. All operations shall be for sales or rental of products, and the provision of personal or business services.

### **2. Uses-By-Right:**

- a. Administrative offices.
- b. Amusement centers.
- c. Animal hospital
- d. Art, antique, and collectibles dealers.
- e. Assembly halls, auditoriums, auction house, and theaters.
- f. Banks, savings & loan institutions.
- g- Christmas tree lots.
- h. Churches and places of worship.
- i. Clinics, medical or dental.
- j. Communication and telecommunication facilities and associated antenna support structure if not located in an aviation restriction area, not to exceed 150 feet in **height**, with or without occupied studios or offices.
- k. Convenience retail store, with gas pumps if set back a minimum 40' from the public road right-of-way.
  1. Dry cleaners **with** approved emission control equipment.
- m. Eating and drinking establishments.
- n. Farm supply sales.
- o. Fire station.
- P- Furniture refinishing and upholstery service.
- q. Gas or fuel stored below ground for use on or off the property.
- r. Greenhouses and nurseries.
- s. Health studios and spas.
- t. Hotels and motels.
- u. Libraries.
- v. Lodges, fraternal, and social organizations.
- w. Mini-warehouse (mini-storage)
- x. Nursing homes.
- y. Office buildings.
- z. Printing and copying services.

- aa. Retail sales stores, outlet malls, and shopping centers.
  - bb. Schools.
  - cc. State Licensed day-care centers and Group homes for persons not covered pursuant to 30- 28-115 C.R.S.
  - dd. State licensed large day-care home for not more than 12 children if not located within 750 feet of another such home.
  - ee. Telemarketing and telecommunication centers.
  - ff. Utility transmission, distribution and service lines, transformers, service pedestals, and pump stations. [Amended 4/1 6/12]
  - gg. Other similar compatible uses.
  - hh. Accessory Uses:
    - (1) Outside storage or display of non-hazardous materials, equipment, boats, and vehicles. Outside storage of materials, equipment, boats, and vehicles that exceed eight feet in height shall require a 10-foot setback from all property lines.
    - (2) Drive-in facilities, when designed to prevent traffic queues from backing onto the public road.
    - (3) One single family dwelling (site built or manufactured home) for caretaker or security purposes. [Amended 4/16/12]
    - (4) Business sign, pursuant to Section V. A.
- ### **3. Special Uses:**
- a. Heliports.
  - b. Utility substations, storage tanks, and pump stations. [Amended 4/16/12]
  - c. Automobile, motorcycle, manufactured home, trailer and boat sales and service.
  - d. Battery, tire, muffler, glass and seat cover sales and service.
  - e. Building Materials sales, storage and service.
  - f. Building, electrical, mechanical and plumbing contractors.
  - g. Car washing, waxing and detailing

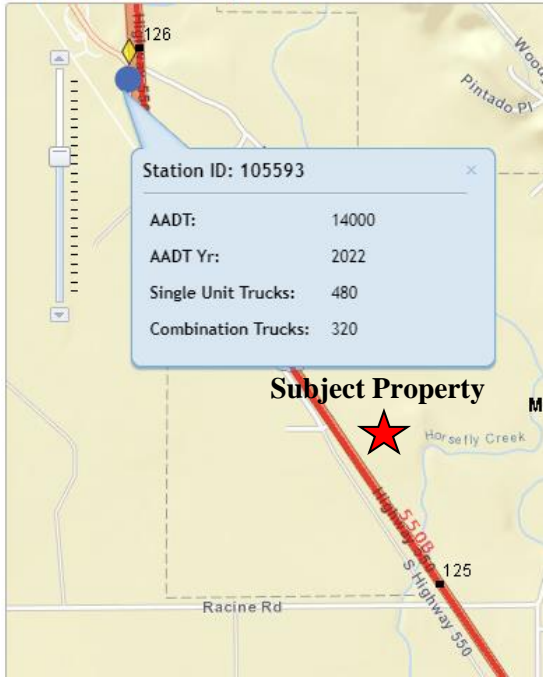
\* Taken from Montrose County Zoning Resolution Revised June 15, 2022

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**Traffic Data Explorer**



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



Photo from Google Maps

**DAILY TRAFFIC (06/25/2020)**

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	7	8	4	6	21	64	158	351	420	553	583	562	549	560	577	563	679	663	493	255	190	130	52	20
S	9	7	14	11	37	197	504	556	546	490	460	515	603	503	516	563	586	510	366	229	166	115	50	19

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	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
105593	550B	124.819	125.982	14,000	2021	480	320	5.7	10	17,388

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/>



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### Recap

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1,050	\$850	\$10,200	\$9.71	\$108.00	\$958.00

- Unit features ~1,050 sq.ft. and yard space for display of goods.
- The owner is currently replacing the windows and painting the exterior.
- Situated within Montrose County's General Business "B" zoning, accommodating a variety of opportunities including office spaces, retail outlets, art galleries, and antique shops, making it an ideal spot for your distinctive store.
- Easily accessible, ample parking and high visibility along Hwy 550, a key route leading to destinations such as Telluride, Ouray, Grand Junction, and I-70.
- Just minutes from booming S Townsend corridor, Montrose's main commercial hub, providing all the conveniences of a larger city.
- With its blend of amenities and nearby adventures, this property promises a vibrant location for your business.
- Lease terms are adjusted gross, with the tenant responsible for liability insurance, electricity, propane, interior upkeep, snow removal in front of the unit, and CAM fees.
- Landlord covers property taxes and building insurance

**\$850/Mo**  
Adj. Gross

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