

# 601 E. Main St.

Montrose, Colorado 81401



Park Ave

E Main St

## Commercial Lease Information Packet



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.

# PRIME E. MAIN ST CORNER LOCATION!



**601 E. Main St.  
 Montrose, Colorado  
 MLS# 835052**

Sq Ft (MOL)	Base Rent Monthly	Base Rent Yearly	Base Rent \$/sq ft Yearly	NNN Monthly	Monthly Total (Base and NNN)	Total Yearly \$/sq ft
14,700	\$ 9,750	\$ 117,000	\$ 7.96	\$4,752.51	\$14,502.51	\$11.84

## Downtown Commercial Property with High Visibility!

~14,700 sq.ft. of space on the main level, ~3,200 sq.ft. basement for storage, receiving area with an 8' x 8' roll-up door in alley for deliveries, and 2 bathrooms. Formerly home to Montrose Hardware, it features a large open showroom and picture windows on Main Street perfect for showcasing items. Located in the heart of the historic downtown business district, this building offers unparalleled convenience and charm. It's within walking distance to Montrose City Offices, CMU Campus, Post Office, and a diverse array of local eateries and shopping venues. Situated at a signalized intersection, its strategic corner positioning ensures maximum visibility and accessibility, making it perfect for your business. Zoned B-1 "Central Business District" in the City of Montrose, the property caters to a range of businesses including professional offices or retail establishments. NNN lease; Tenant shall be responsible for NNN fees, utilities, landscaping and snow removal.

**Contact Joey Huskey at (970) 249-5001**

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# 601 E Main St

## Aerial Photo



Photo from Montrose County GIS/EagleView 2022

- - - Subject Property/2 separately deeded parcels (see page 6)  
 Boundaries are approximate and should be verified

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# Directions to Property

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

- ↑ Head north toward Poplar St  
98 ft
- ↶ Turn left onto Poplar St  
0.2 mi
- ↗ Poplar St turns slightly right and becomes Brown Rd  
466 ft
- ↘ Turn right onto Columbia Way  
0.2 mi
- ↶ Turn left onto S Townsend Ave  
0.8 mi
- ↘ Turn right onto E Main St  
0.2 mi
- ↶ Turn left onto N Park Ave  
154 ft

N Park Ave  
Montrose, CO 81401

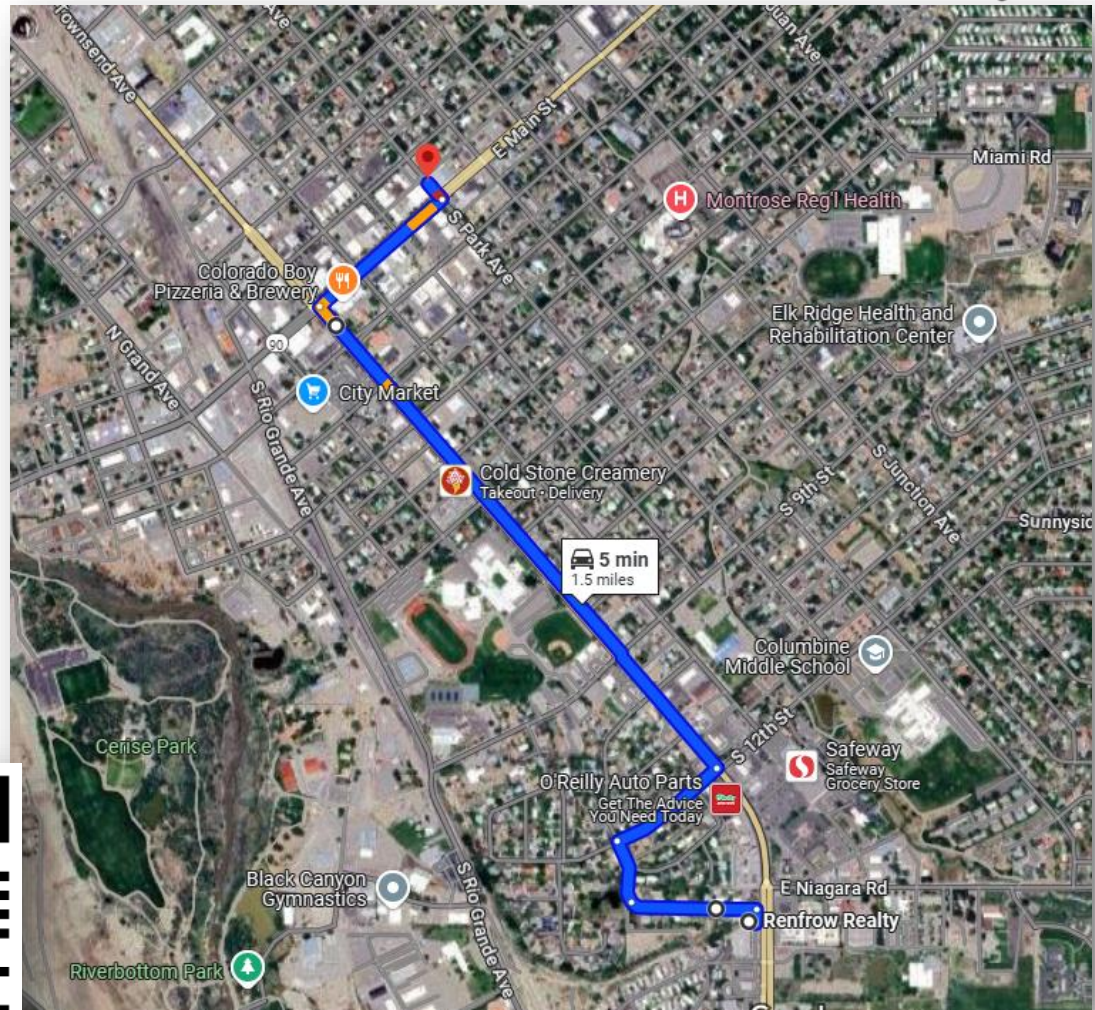


Photo from Google Maps



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# Montrose County Assessor Property Account Detail\*

## Account Detail

**Account: R0650587**

**Account: R0650588**

## Owner Information

**Owner Name** CLBH PROPERTIES LLC

## Tax Information

Combined

<b>2025 (Actual)</b>	\$29,052.76	<b>2025 (Actual)</b>	\$46,030.08	<b>2025 (Actual)</b>	\$16,977.32
<b>2026 (Estimated)</b>	\$26,900.56	<b>2026 (Estimated)</b>	\$42,621.16	<b>2026 (Estimated)</b>	\$15,720.60

## Assessment Information

<b>Actual (2026)</b>	\$1,548,870	<b>Actual (2026)</b>	\$2,454,000	<b>Actual (2026)</b>	\$905,130
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Type	Actual	Acres	SQFT	Actual	Acres	SQFT	Type	Actual	Acres	SQFT
Improvements	\$1,432,430	0.0	8900.0	\$2,266,250	0.0	14,700.0	Improvements	\$833,820	0.0	5800.0
Land	\$116,440	0.0	9375.0	\$187,750	0.0	15,625.0	Land	\$71,310	0.0	6250.0

## Legal Description

**Parcel Number** 3767-273-27-007  
**Legal Summary** Subd: MONTROSE TOWN OF Block:  
 48 Lot: 13 THRU:- Lot: 15 Sixteenth: NW Quarter: SW  
 S: 27 T: 49 R: 9

**Parcel Number** 3767-273-27-008  
**Legal Summary** Subd: MONTROSE TOWN OF Block:  
 48 Lot: 16 AND:- Lot: 17 S: 27 T: 49 R: 9

**Actual Year built** 1984

**Actual Year built** 1947

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



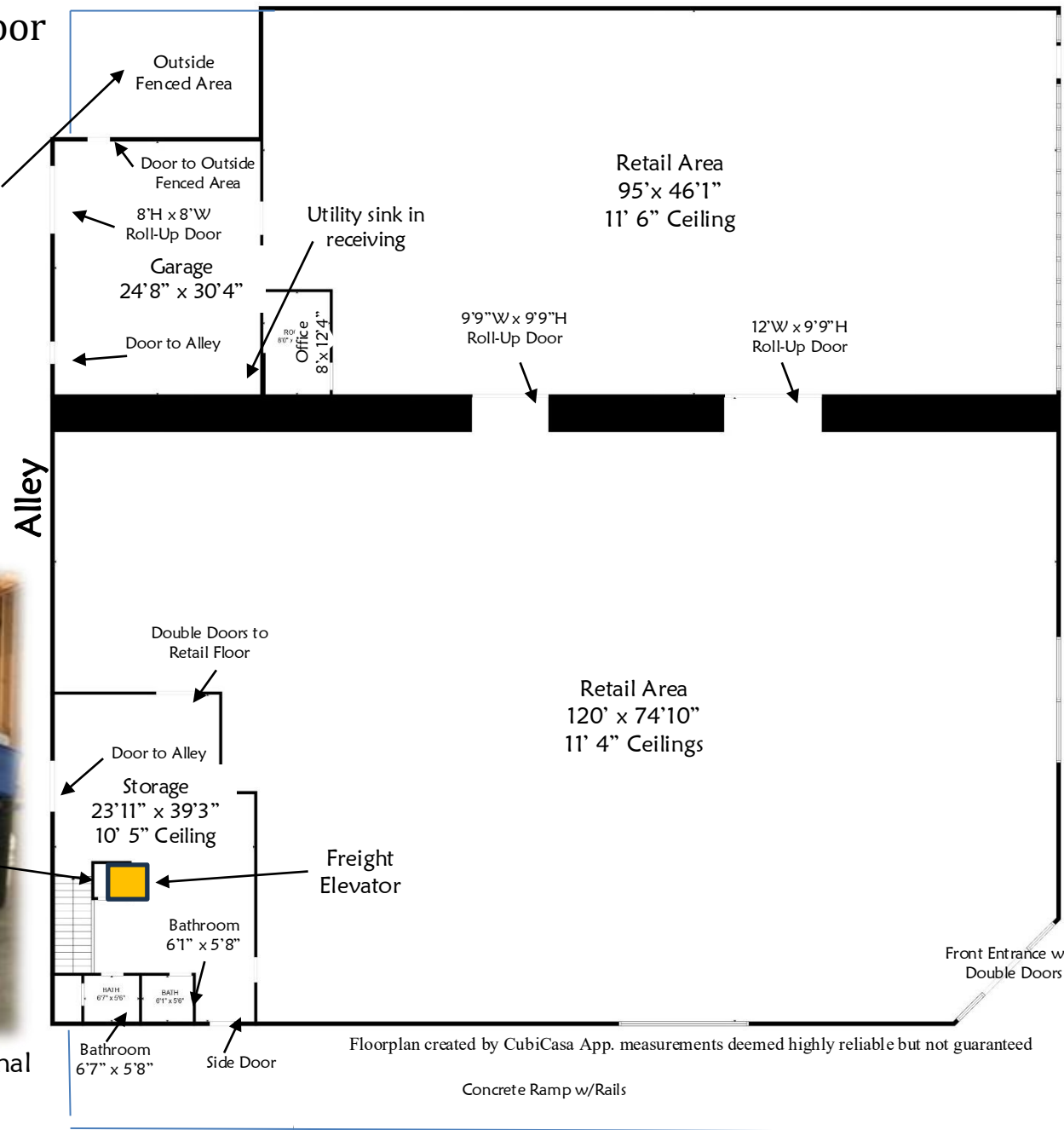


**E Main St**



**8' x 8' Receiving Door**

# Floorplan - Main Floor



Freight Elevator is operational

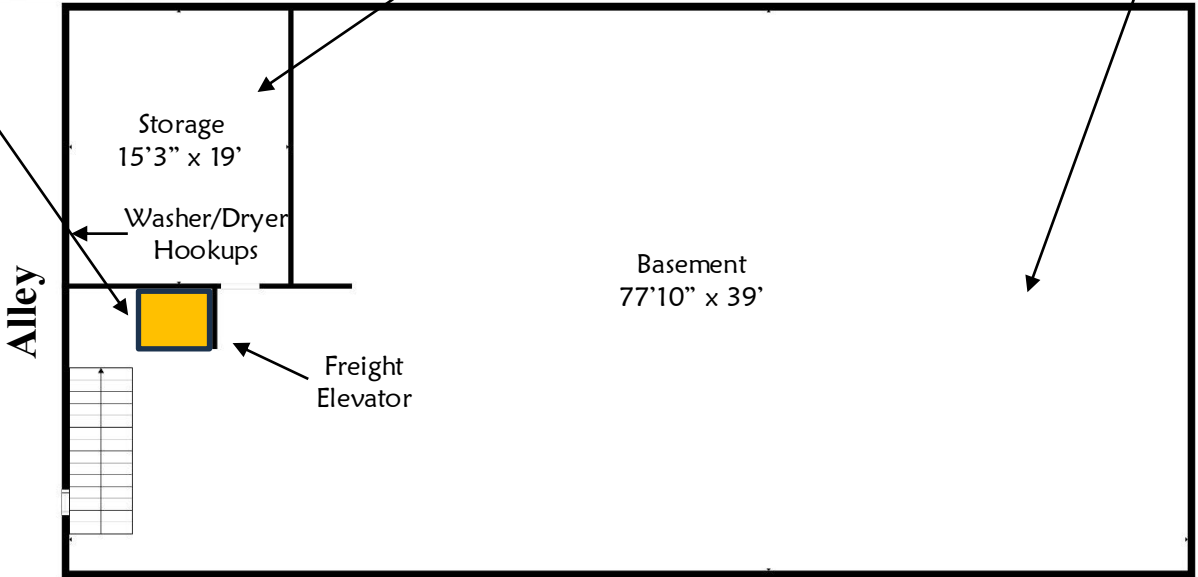
Floorplan created by CubiCasa App. measurements deemed highly reliable but not guaranteed



# Floorplan-Basement



Freight Elevator



E Main St

Floorplan created by CubiCasa App. measurements deemed highly reliable but not guaranteed

Park Ave



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### Front Sales Floor Facing South/ Main St



Corner Building

### Front Sales Floor North/Back Room



Corner Building

### Back Sales Floor Facing South/ Main St



East Building

### Roll-Up Doors Between Sales Floors



9'9"W x 9'9"H  
Roll-Up Door

12'W x 9'9"H  
Roll-Up Door

### Back Sales Floor North/Office & Receiving



East Building

# Interior Photos



Receiving



8'H x 8'W  
Roll-Up Door



Basement Storage

Freight  
Elevator

Double Doors to Main  
Sales Floor



Stock Room



Office



Bathrooms



## UTILITIES

~Water/Sewer/Trash – City of Montrose (970) 240-1400  
~remains in landlords name, tenant will reimburse or pay directly

- 1 water tap & 1 sewer tap

**\*Tenant will put utilities in their name upon possession**

\*Natural Gas – Black Hills Energy (800) 563-0012

- 2 meters

\*Electricity – DMEA (970) 249-4572

- 2 meters

**Tenant is responsible for ordering and paying for Internet, phone or any security systems they choose**

Fiber - Elevate Fiber (877) 687-3632

Clearnetworx (970) 240-6600

**Property is also for Sale**

➤ Call listing office for additional information



Utility sink in receiving



A/C Condenser



Sump pump

## INCLUSIONS

- Glass cutter, AED defibrillator, shelving

## PROPERTY SPECIFICS

- New roof installed as of September 2024, 10 yr material warranty, warranty is transferable
- Freight elevator operational
- Sump pump in basement
- Plumbed for air compressor (no compressor included)

## Heating & Cooling

- 4 Forced Air Heat and Air Cool systems



### 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

# *Lease Information*

Tenant will pay:

- Utilities: natural gas, electric, water, sewer, trash and Internet
- Maintenance of property (exception of capital improvements)
  - Landscaping and snow removal in front of leased unit
- NNN charges: Includes building insurance and building taxes
  - NNN monthly amounts for 2026 are \$4,752.51\*
- Tenants will maintain a \$1M liability policy naming landlord as additionally insured and shall have owner as loss payee
  - Security deposit equal to one month's rent (includes base rent and NNN fees)
- Landlord requires a background check and credit check, personal guaranty on the lease for all people listed as responsible parties on the lease.
- Possession: upon signing of lease and paying first month's rent and security deposit, proof of insurance, and transfer of utilities

Landlord shall be responsible for:

- ❖ Capital expenses to property
  - ❖ Payment of building insurance – reimbursed by tenant
- \*Building insurance expenses may be reduced once property is occupied*
- ❖ Payment of property taxes – reimburse by tenant

*\*Only estimated charges; numbers may increase or decrease annually.*

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# City Zoning Map



Photo from Montrose County GIS/EagleView

### 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-1 in the city of Montrose
  - B-1 zoning regulations on following pages
  - Contact William Reis with City of Montrose at (970) 240-1475 or [wreis@cityofmontrose.org](mailto:wreis@cityofmontrose.org) for more information



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

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
<b>B-1: Central Business</b>
B-2: Highway Commercial
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?nodid=PTIICOOR\\_TITXILADERE\\_C H11-7ZORE\\_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodid=PTIICOOR_TITXILADERE_C H11-7ZORE_S11-7-6DIUS)

\*All information deemed reliable, but not guaranteed. Contact the City of Montrose for more information. (970) 240-1475

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>B-1: Central Business</b>
B-2: Highway Commercial
B-2A: Regional Commercial
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\*\*Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

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 Contact the City of Montrose for more information.  
 (970) 240-1475

LAND USE	OR	P	B-1	B-2	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

# Vicinity Map



HEIRLOOMS  
FOR HOSPICE



Precedence  
MUSIC ACADEMY



City Public  
Parking Lot

Centennial  
Plaza



City of Montrose  
COLORADO



Subject Property

Photo from Montrose County GIS/EagleView



## Corner Lot with Excellent Exposure

Sq Ft (MOL)	Base Rent Monthly	Base Rent Yearly	Base Rent \$/sq ft Yearly	NNN Monthly	Monthly Total (Base and NNN)	Total Yearly \$/sq ft
14,700	\$ 9,750	\$ 117,000	\$ 7.96	\$4,752.51	\$14,502.51	\$11.84

*NNN Lease:*

- Tenant shall be responsible for NNN fees, utilities, landscaping and snow removal
- Tenant maintains liability insurance

*Zoning:*

- Zoned B-1 "Central Business District" in the City of Montrose. Suitable for a range of businesses, including professional offices or retail establishments

*Prime Location:*

- Located in the heart of the historic downtown business district
- Walking distance to Montrose City Offices, CMU Campus, Post Office, and a diverse array of local eateries and shopping venues

*Building Features:*

- ~14,700 sq.ft. of space
- New roof 2024 with transferable warranty
- Two bathrooms
- ~3,200 sq.ft. basement for storage and operational freight elevator
- Receiving area with an 8' x 8' roll-up door in the alley
- Formerly Montrose Hardware with a large open showroom and picture windows on Main Street perfect for showcasing items

*Strategic Positioning:*

- Situated at a signalized intersection for maximum visibility and accessibility
- Ideal for attracting foot traffic, making it perfect for your business

\$9,750/mo  
plus NNN

Contact Joey Huskey at (970) 249-5001

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