

1832 S Townsend Ave, Downstairs Offices Montrose, CO



COMMERCIAL LEASE 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.com

Outstanding Office Spaces with Ideal South Townsend Location



Front and Side Shared Off-street Parking

MLS#	Office #	Bldg. Sq.Ft. (MOL)	\$/Month Adj. Gross	\$/Year	Yearly \$/Sq.Ft.
830837	#1	134	\$350	\$4,200	\$31.34
830838	#2	129	\$350	\$4,200	\$32.56
825619	#3	87	\$250	\$3,000	\$34.48

Private, Furnished Office Space with Fiber Internet

Amazing location, impressive visibility and high traffic count of 28,000+ daily vehicles. Building has easy access off S Townsend Ave. 3 Downstairs office spaces ranging from ~87 sq.ft. to ~134 sq.ft. Offices include a desk and office chairs, making this a ready to move into space. Building has security system and off-street parking. Shared bathroom downstairs for tenants. Zoned B-2 and set up as a professional office. Gross lease; landlord pays utilities, secure fiber/wi-fi, snow removal and landscaping. Tenant is responsible for liability insurance.

Take advantage of this ideal location and space!

**Contact Joey Huskey or John Renfrow
at (970) 249-5001**

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Vicinity Map

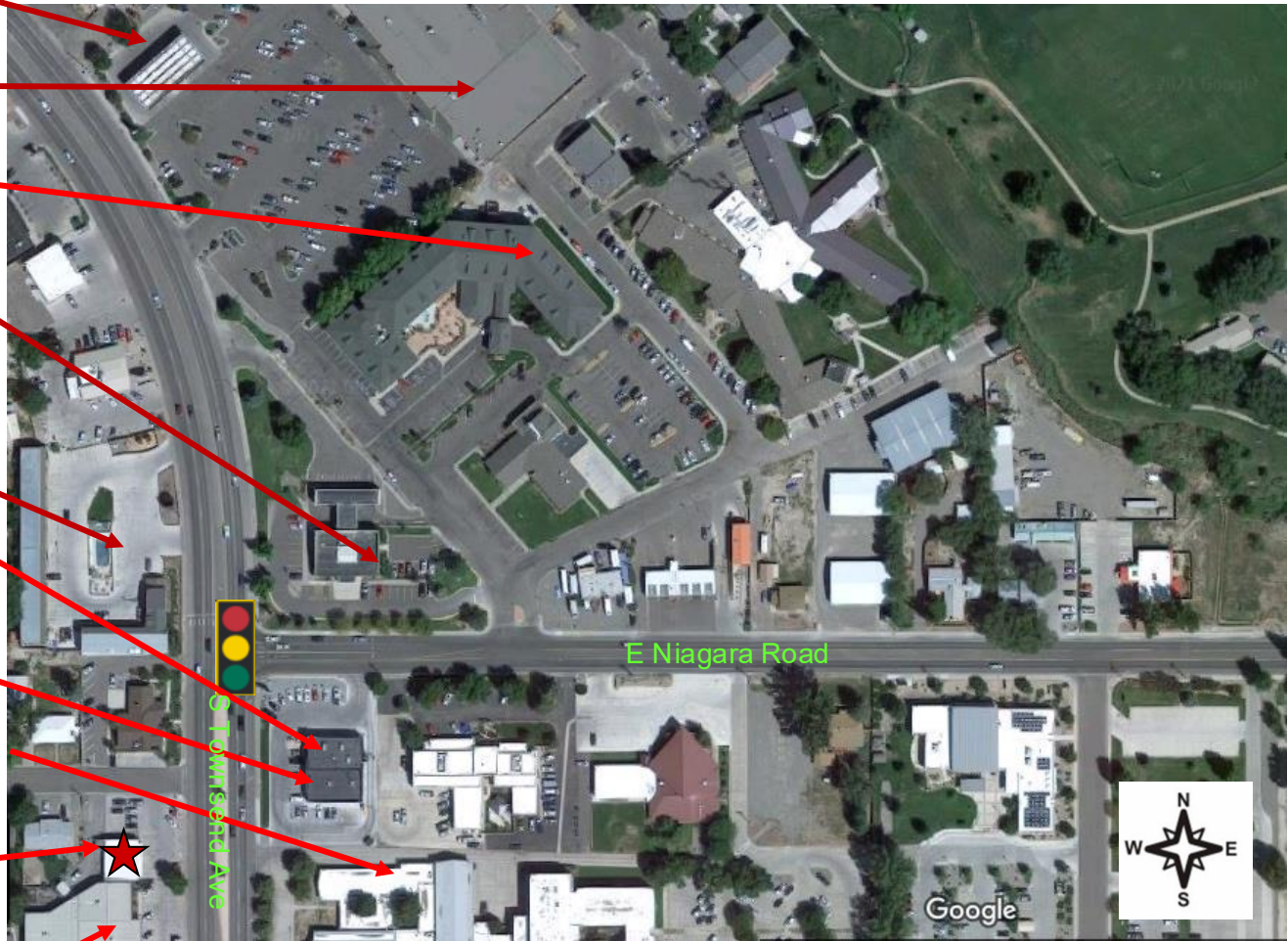


Photo from Montrose County GIS/EagleView

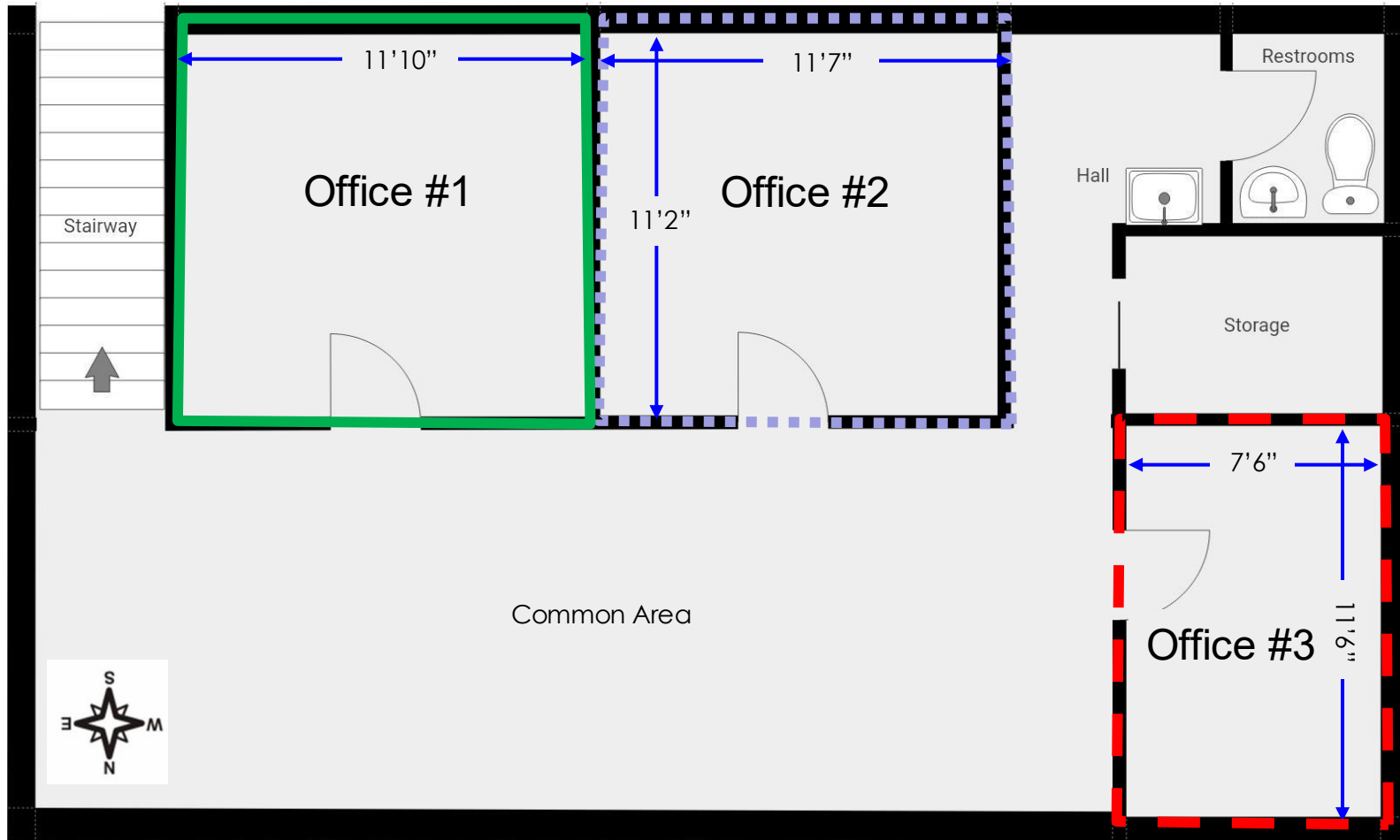
★ Subject property

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*FLOORPLAN



- Office #1
- - - Office #2
- - - Office #3

* Dimensions are approximate, and should be verified

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Office #1 ~134 sq ft



Common Area – Entrance/Stairs



Common Area - Entrance

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Office #2 ~129 sq ft



Office #3 ~87 sq ft



Common Area Photos – Area Shared With Other Tenants



City Zoning Map

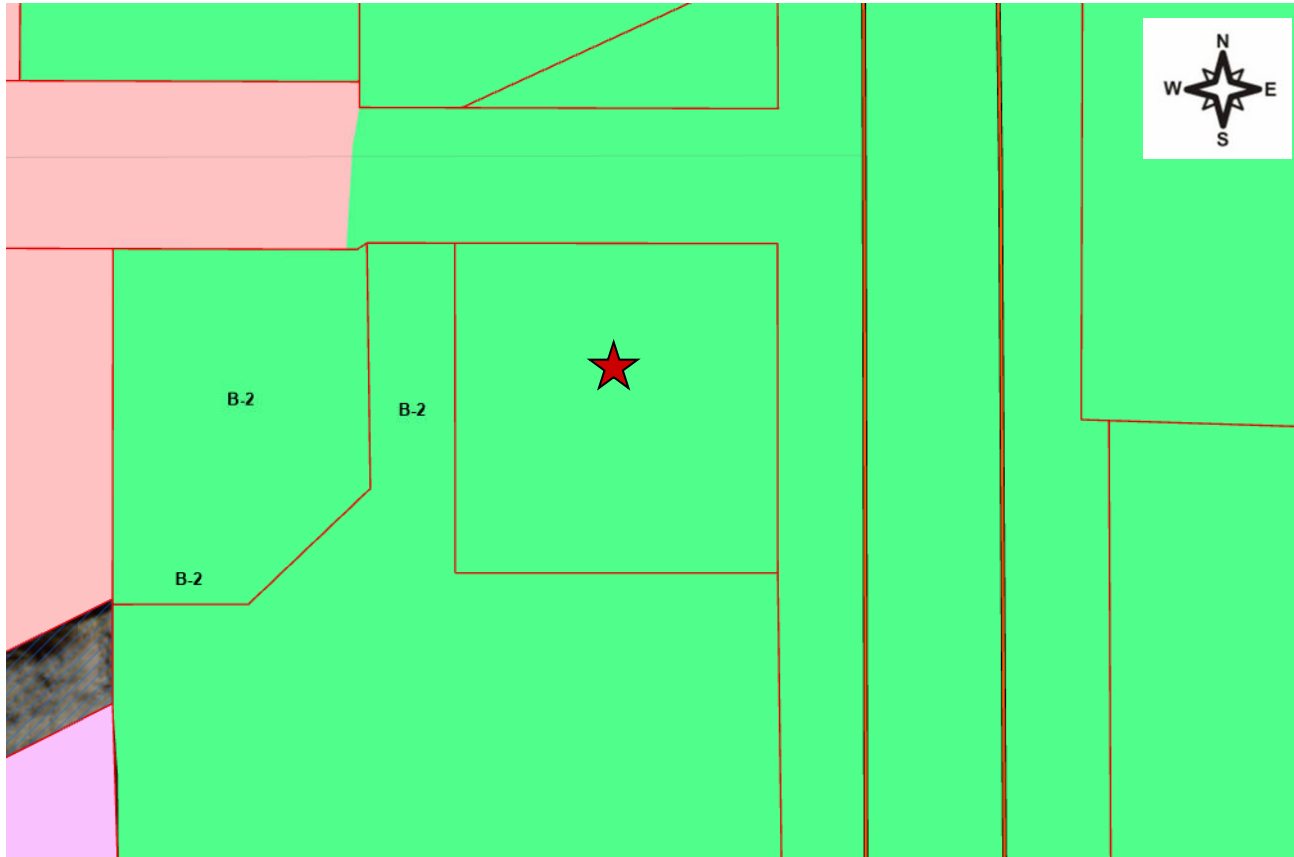


Photo from Montrose County GIS/EagleView

- 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

★ Subject property is zoned “B-2” Highway Commercial in the City of Montrose

- Regulations for “B-2” are on the following page
- Contact William Reis, Planner 1 with the City of Montrose for more information (970) 240-1475 or wreis@cityofmontrose.org



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*Zoning Breakdown Table-Commercial

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
B-1: Central Business
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?nodeId=PTIICOOR_TITXILADERE_C111-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_C111-7ZORE_S11-7-6DIUS)

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* 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			

General Information

LEASE INFORMATION

TERMS & CONDITIONS

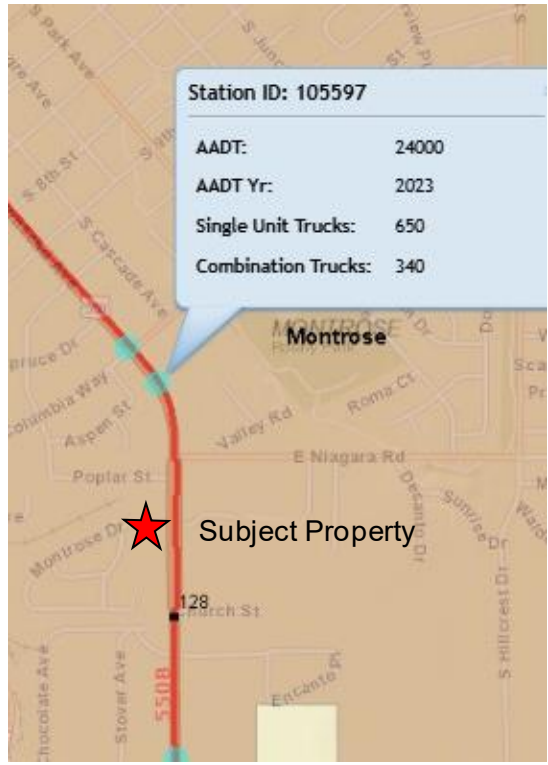
- Security deposit equal to 1-month's rent
- Gross Lease
 - Tenant will be responsible for any phone charges and installation of phone service if tenant needs phone line to office
 - Tenant will be responsible for lettering cost on sign by entrance
 - Tenant will be responsible to carry \$1M liability insurance policy naming landlord as additionally insured
 - Landlord pays all utilities to include water, sewer, trash, electric, gas and wi-fi
 - Landlord pays landscaping, snow removal, property tax and building insurance
- Disclosure – Closet in Unit 1 has access for some building utilities and tenant shall allow access with property notice.
- Possession
 - Execution of lease, payment of first month and security deposit, and proof of insurance.



Security System with Cameras



Entrance Sign



Station ID: 105597
AADT: 24000
AADT Yr: 2023
Single Unit Trucks: 650
Combination Trucks: 340

Colorado Department of Transportation (CDOT) Traffic Count*



Photo from Google Maps

DAILY TRAFFIC (08/17/2023)

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	28	28	12	14	83	163	281	371	380	351	369	405	410	411	342	406	403	397	366	335	209	219	144	44
S	24	23	26	6	14	131	250	468	584	494	517	517	595	543	558	673	675	678	564	414	270	254	174	61

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 2045)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
105597	550B	128.243	128.418	24,000	2023	650	340	4.1	9	28,752

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

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- Furnished and private office space with fiber internet
- S Townsend corridor location
- All utilities included in lease
- Off-street parking
- Adjacent to new Blue Corn Cafe & Mercantile
- High traffic count 24,000+ daily vehicles
- Excellent visibility
- Easily accessible
- Zoned "B-2" Highway Commercial

Gross Lease: Starting at \$250/mo

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