

17656 Hwy 550 Unit G

Montrose, CO 81403



COMMERCIAL LEASE INFORMATION PACKET



*Joey Huskey * John Renfrow*

Renfrow Realty

www.RenfrowRealty.com

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

Member of:



RMCRE NETWORK PARTNER

www.RMCRE.org

RETAIL SPACE IN TOURIST DESTINATION!



Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	CAM/Mo	Total Monthly	Total Yearly \$/Sq. Ft.
3,158	\$1,600	\$19,200	\$6.08	\$171.18	\$1,771.18	\$6.73

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

~3,158 sq.ft. featuring a multi-room floorplan, 2 restrooms, plenty of storage and back entrance for deliveries.

General Business “B” zoning in Montrose County allows for office space, retail stores, art and antique shops making this a great location for your unique store to add to the mix. Ample parking and property is fully fenced with locked gate for security. Hwy 550 is a main thoroughfare to destinations such as Telluride and Ouray if you are headed South or Grand Junction and I-70 to the North. Lease is adjusted gross; tenant pays liability insurance and is responsible for CAM fees, propane, interior maintenance and snow removal in front of unit. Landlord pays property tax and building insurance.

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



Schedule Tour Today!

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Close to Town & Adventure

- 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

Directions to Property

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

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

Pass by Taco Bell (on the right)

2.8 mi

↩ Turn left

72 ft

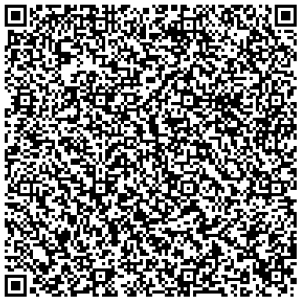
↩ Turn left

52 ft

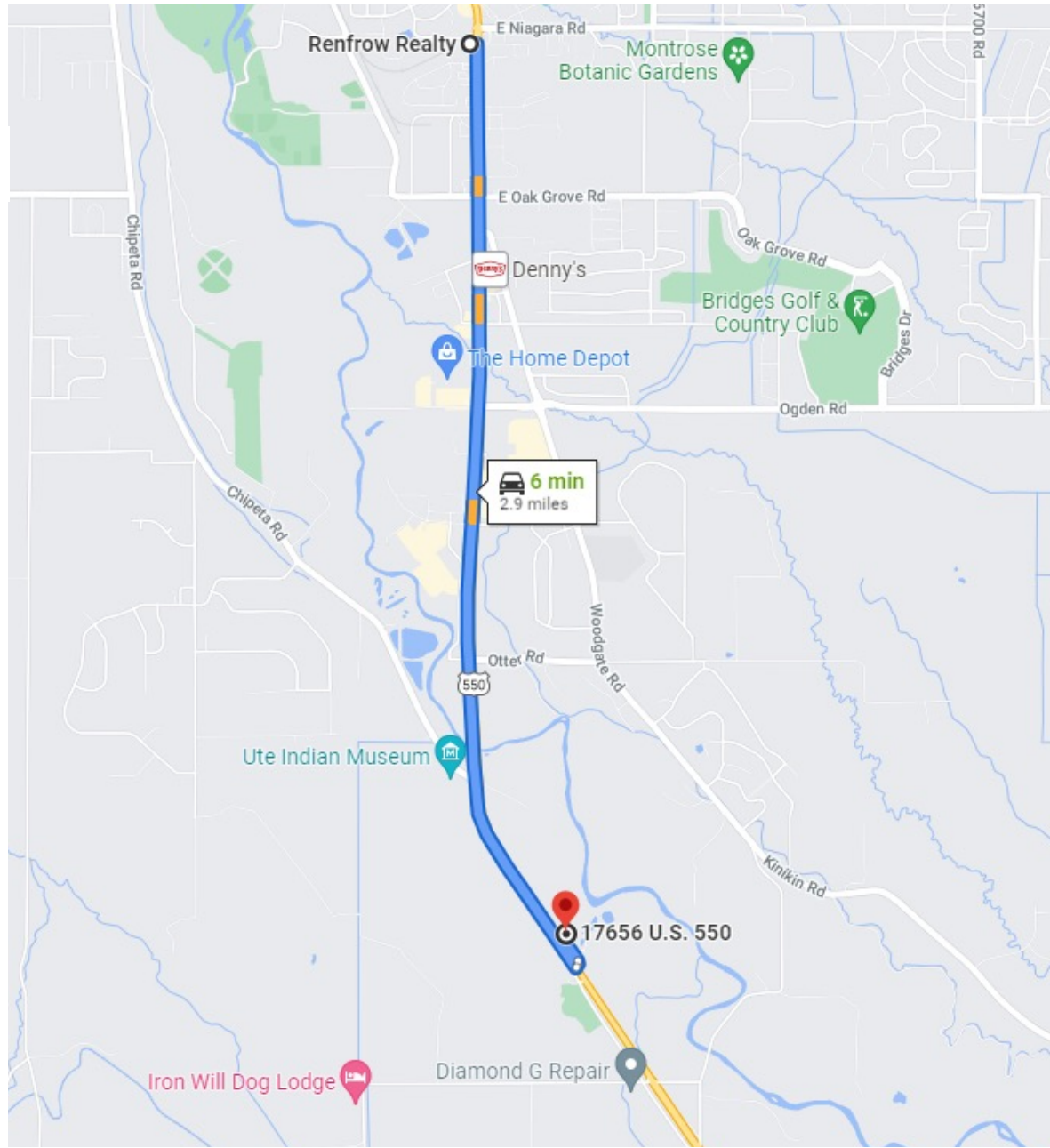
↪ Slight left

213 ft

17656 US-550
Montrose, CO 81403



QR code with link to Google Maps



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Floorplan*



Women's
Restroom



Men's Restroom

Parking

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

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Interior Photos

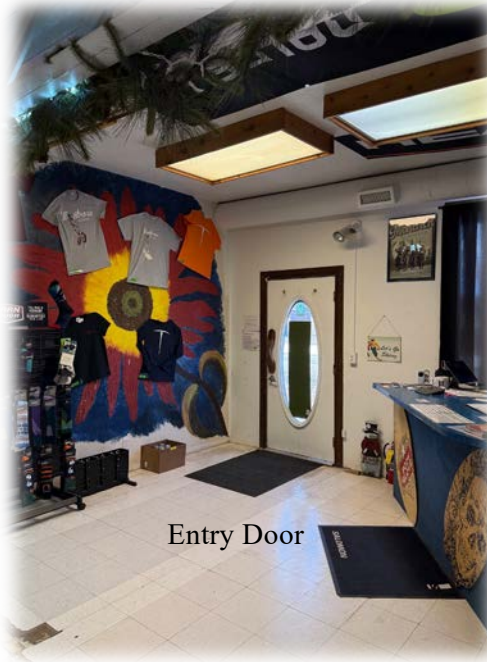
Main Retail Space



Main Retail Space



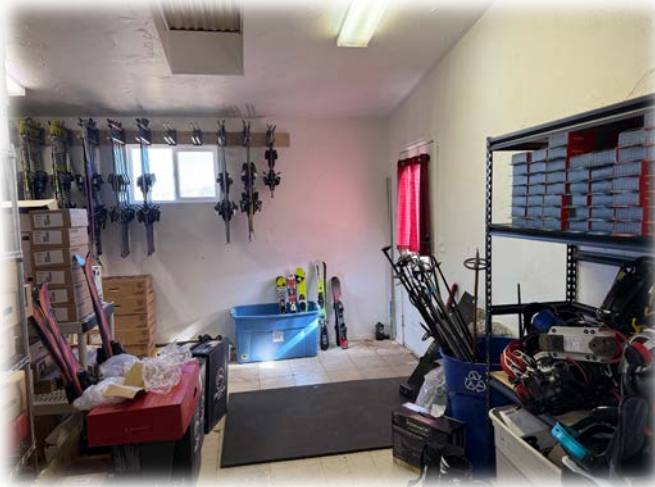
Entry Door



Multiple Open Retail Spaces



Interior – Back End Photos



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TERMS & CONDITIONS

- Security deposit equal to 1-month's rent
- Adjusted Gross Lease with CAM (common area maintenance) charge
 - Tenant pays for electricity, snow removal in front of unit, interior maintenance and janitorial
 - Tenant pays CAM fees \$171.18 per month/for 2026
 - CAM Charges cover - water, trash, snow removal of major roads and landscaping
 - Tenant carries \$1M liability policy naming the landlord as additionally insured
 - Landlord pays property tax and building insurance
- Possession
 - Execution of lease, transfer of electricity, payment of first month & security deposit and proof of insurance.
- Disclosures
 - Background and credit check will be run after terms are agreed upon.



Forced Air Vents

PROPERTY SPECIFICS

- Heating and Cooling: Forced Air
- Frost Free spigot available
- Rear access and doors for deliveries
- Property is fully fenced with locked gate – shared with other tenants

UTILITY COMPANIES

- Electricity - DMEA (970) 249-4572
- Water – Menoken Water - (970) 249-3242
- Fiber - Elevate (844) 386-8744 (installed)
- Trash – Bruin Waste (970) 864-7531



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"



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

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

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Zoning Breakdown* - "B" General Business District

GENERAL BUSINESS 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. **Use Table**
 - a. The following table identifies the uses allowed by right ("R") or the uses requiring a special use permit ("S") within the General Business District. Any use not listed shall be prohibited except as set forth in Section II.C.3, Unlisted Uses.
 - b. All uses shall meet all applicable provisions set forth in Section III, Use Standards and Section V, Detailed Development Standards regardless of the approval level identified in the Use Table below. Where able, the Use Table identifies the additional standards applicable to uses.
 - c. Any standard set forth in these Regulations not met by the property owner or operator shall constitute a violation of these Regulations and shall be enforced as set forth in Section VII, Enforcement.

Table T-II.10 – General Business Use Table

GENERAL BUSINESS USE TABLE

Animal Services:

Veterinary Clinic	R	
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Child Care Facilities:

Child Care Center	R	
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Community & Cultural Facilities:

Community Center	R	Places of Assembly or Worship R
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Educational Facilities:

Educational Facility	R	
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Food & Beverage:

Bar or Tavern	R	Microbrewery, Distillery R
Brewpub	R	Restaurant R

Group Living:

Group Home	R	Senior Housing R
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Healthcare Facilities:

Medical and/or Dental Clinic	R	
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Household Living:

Dwelling, Single-Family	R	Short-Term Rental (See Sec. III.A.9) R
Caretaker Residence	R	

Lodging Facilities:

Hotel/Motel	R	
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Manufacturing & Production:

Commercial Nursery	R	
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Parks:

Park	R	
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Personal Services and Office:

Personal Service Establishment	R	Professional Office R
		Professional Services Establishment R

Public Utilities & Facilities:

Government Facility	R	Telecommunication Facility (See Sec. III.D) R
Public Utility Facility	R	Utility Transmission, Distribution, and/or Service Lines R

Recreation Facilities:

Amusement and Entertainment Facility, Indoor	R	
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Retail:

General Retail	R	
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Vehicles & Equipment:

Heliport	S	
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Warehousing & Freight:

Mini-Storage Warehouse	R	
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Accessory Uses:

Accessory Structure or Building (See Sec. III.C.2.b)	R	Alternate Onsite Energy Generation R
Accessory Use (See Sec. III.C.1)	R	Outdoor Storage (See Sec. III.A.10) R

Temporary Structures & Uses:

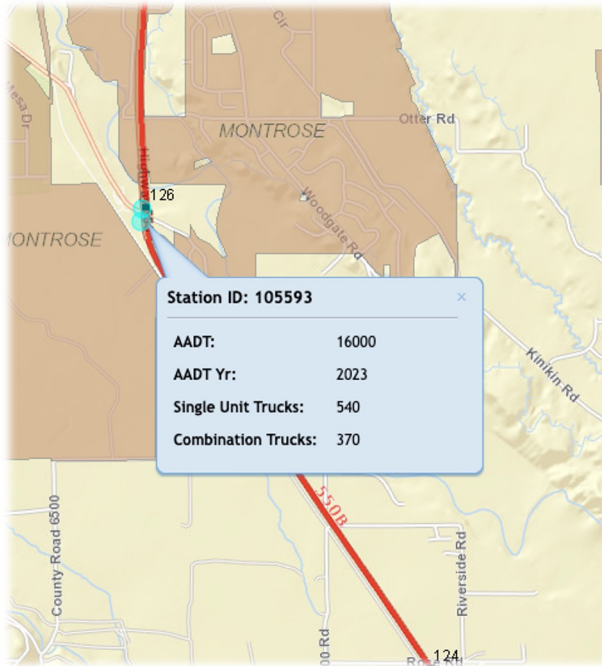
Construction Offices (See Sec. III.B.2.b.(3))	R	
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* Taken from Montrose County Zoning
Resolution Revised June 15, 2022





Colorado Department of Transportation (CDOT) Traffic Count*



DAILY TRAFFIC (06/2/2023)

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	19	6	9	7	19	67	235	398	517	637	664	679	680	635	682	689	793	872	694	330	211	71	57	40
S	8	12	6	18	59	240	806	872	898	699	764	725	705	758	753	779	768	667	488	384	279	134	77	51

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 2043)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT	Projected Single Trucks	Projected Combined Trucks
105593	550B	124.819	125.982	16,000	2023	540	370	5.7	10	19,872	671	460

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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3,158	\$1,600	\$19,200	\$6.08	\$171.18	\$1,771.18	\$6.73

- ~3,158 sq.ft.
- Easy access and high-traffic count
- Located in shopping destination
- Highway Visibility
- Located on major thoroughfare
- Zoned General Business “B” in the County
- Adjusted Gross Lease with CAM charge



\$1,600/mo
Plus CAM

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