

614 N 1st St

Montrose, Colorado 81401

MLS # 835558



Commercial Property Sale Information Packet



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

Member of:



RMCRE NETWORK PARTNER
www.RMCRE.org

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

Flexible Downtown Property Just Off Main Street in Montrose



614 N 1st St.
Montrose, Colorado
MLS# 835558



Unit Sq.Ft. (MOL)	Listing Price	Price Per Sq.Ft.
2,445	\$479,888	\$196.27

OWN YOUR SPACE. GROW YOUR BUSINESS.

Located just one block off Main Street in Montrose, this versatile B-1 zoned property offers excellent potential for office, retail, or residential use.

The building features ~2,445 SF on the main level with an additional ~1,000 SF partially finished basement, providing flexibility for expansion or customization. The main floor includes an open lobby, one private office, two restrooms, storage, and shop space with an overhead door. Alley access adds convenience for deliveries or secondary entry.

Situated in an Opportunity Zone, this property may offer valuable tax advantages for investors.

Property is for Lease – call listing office for more information.

Contact John Renfrow at (970) 249-5001



Aerial Photo

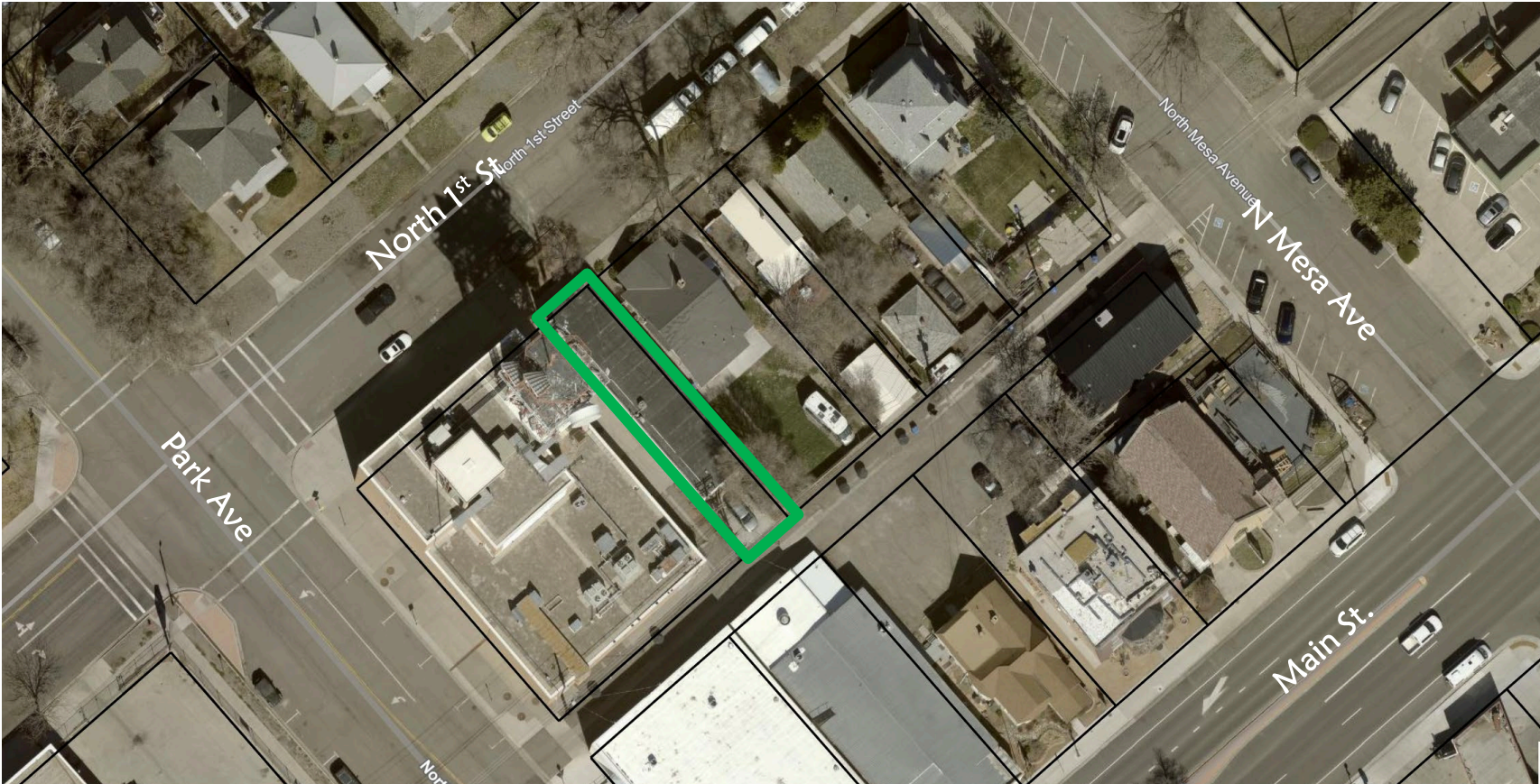


Photo from Montrose City GIS 2026 Imagery

— Subject Property*



*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 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
0.8 mi
- ↷ Turn right onto S 5th St
0.2 mi
- ↶ Turn left onto S Park Ave
0.4 mi
- ↷ Turn right onto N 1st St
Destination will be on the right
157 ft

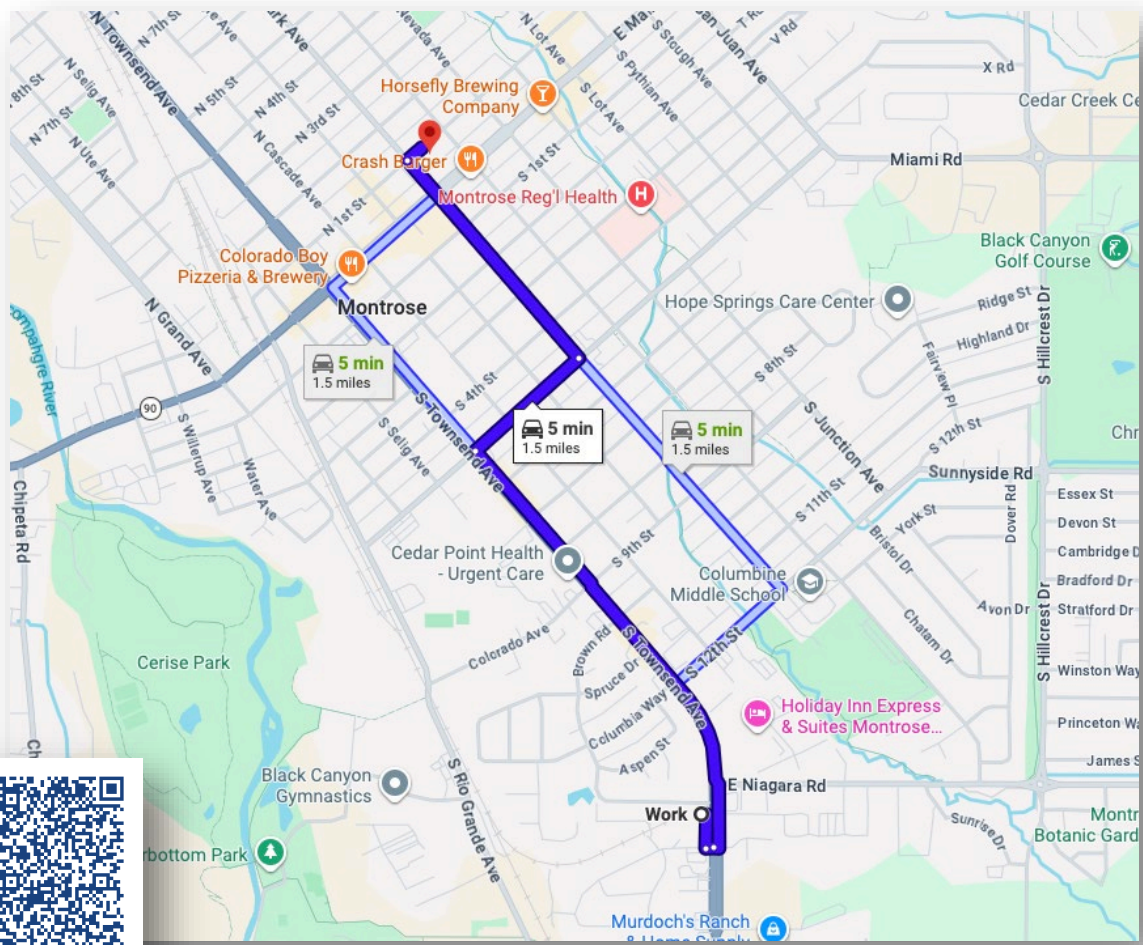


Photo from Google Maps



Scan QR code for
Google Map Directions



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Montrose County Assessor Property Account Detail*

Account Detail

Account: R0650586

Tax Information

2026 (Estimated)	\$8,084.36
2025 (Actual)	\$8,731.12

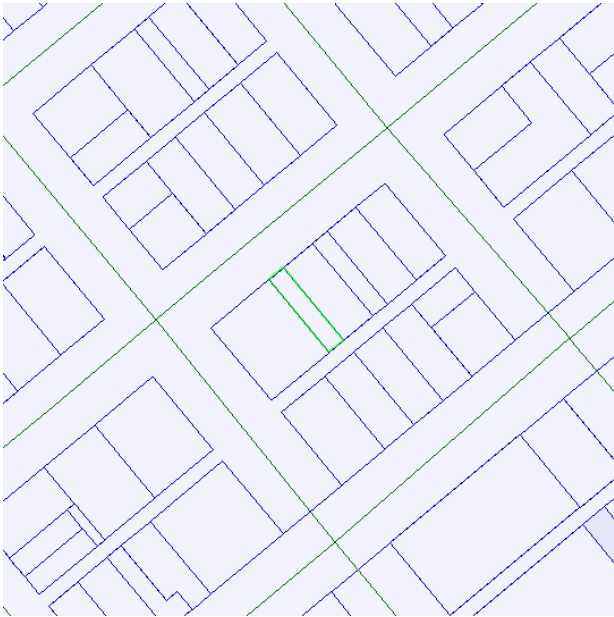
Assessment Information

Actual (2026)	\$465,480	
Assessed	\$48,170	
Type	Actual	SqFt
Improvements	\$433,670	2,445.0
Land	\$31,810	3,125.0

Legal Description

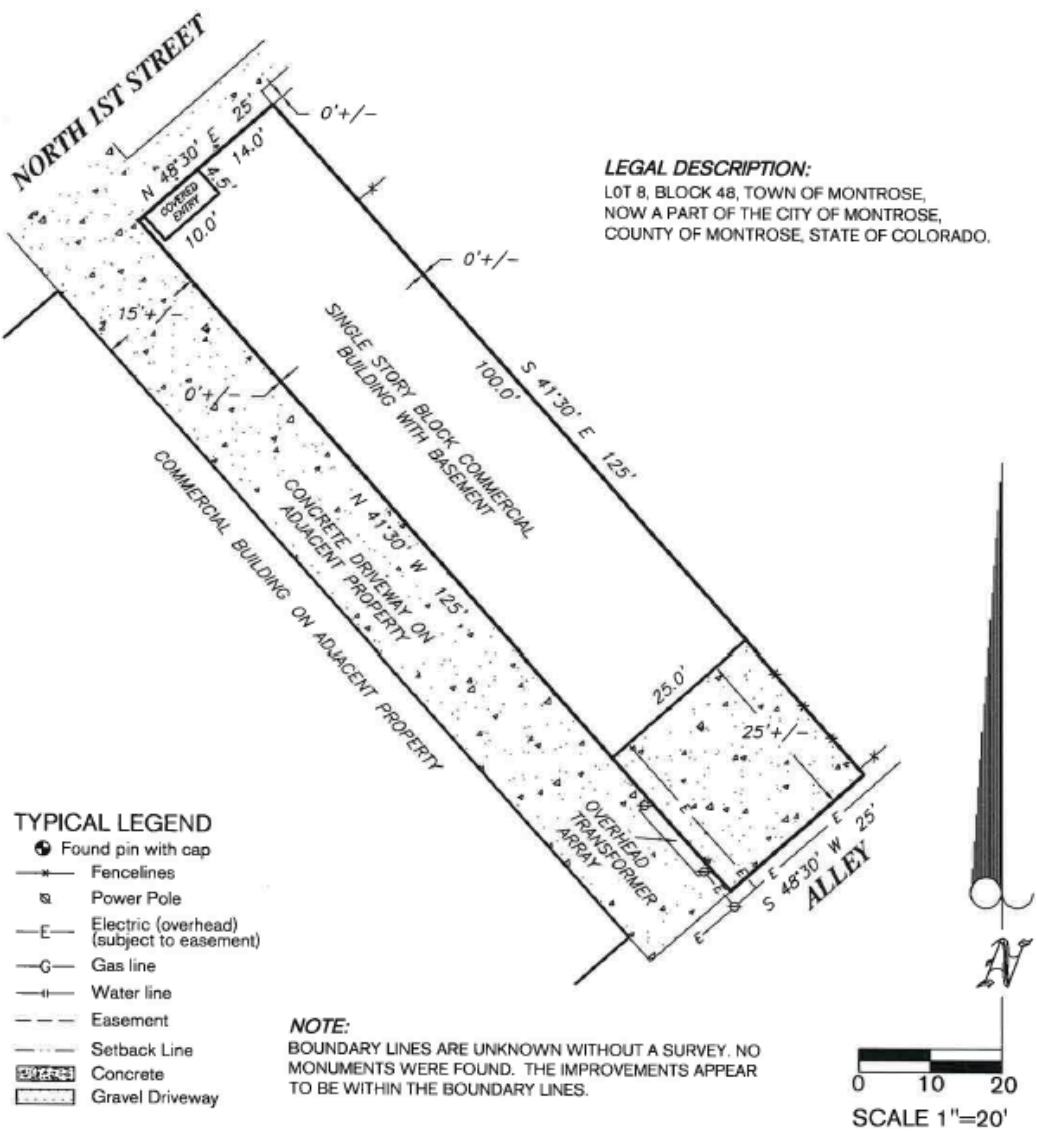
Parcel Number: 3767-273-27-005
Legal Summary: Subd: MONTROSE TOWN OF
Block: 48 Lot: 8 S: 27 T: 49 R: 9

Actual Year Built: 1966



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

LEGAL DESCRIPTION:
LOT 8, BLOCK 48, TOWN OF MONTROSE,
NOW A PART OF THE CITY OF MONTROSE,
COUNTY OF MONTROSE, STATE OF COLORADO.



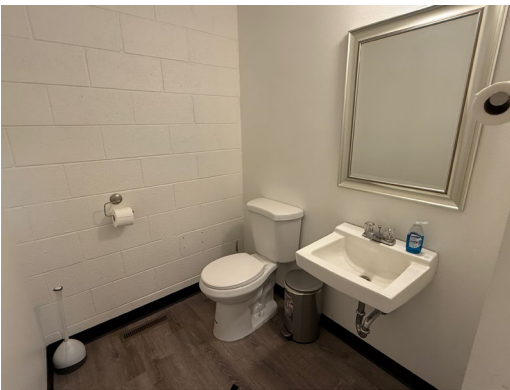
Created by:
Wilmore & Company
970-527-4200
July 3, 2024



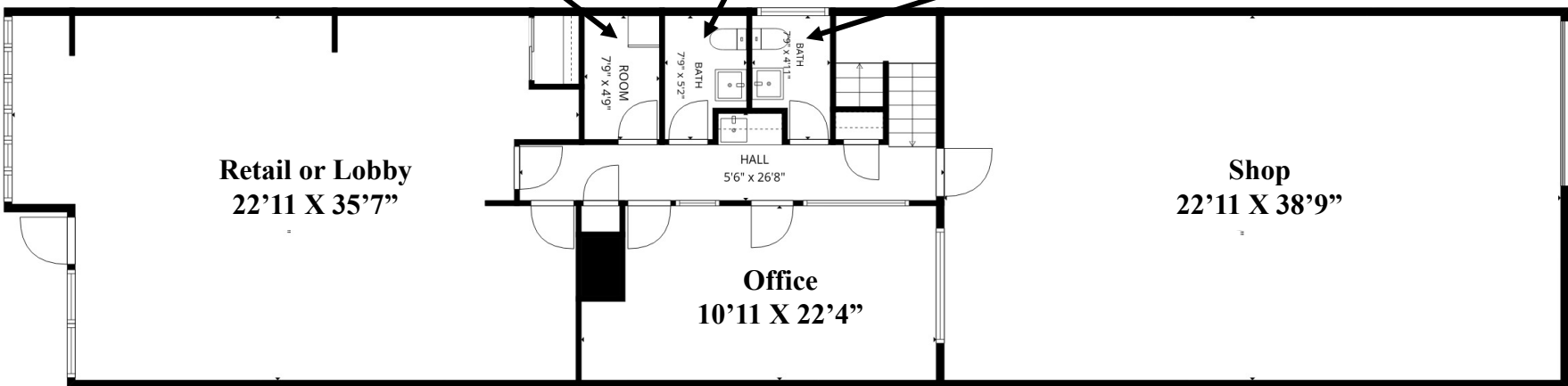
Floorplan*



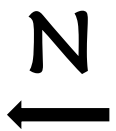
Storage
7'9" X 4'9"



North 1st St



Alley



Lobby and Office Photos



- Open Lobby or Retail Area (~815 sq ft)
 - Natural light – lots of windows
- Large Private Office (~243 sq. ft)
 - Windows looking into shop and hallway



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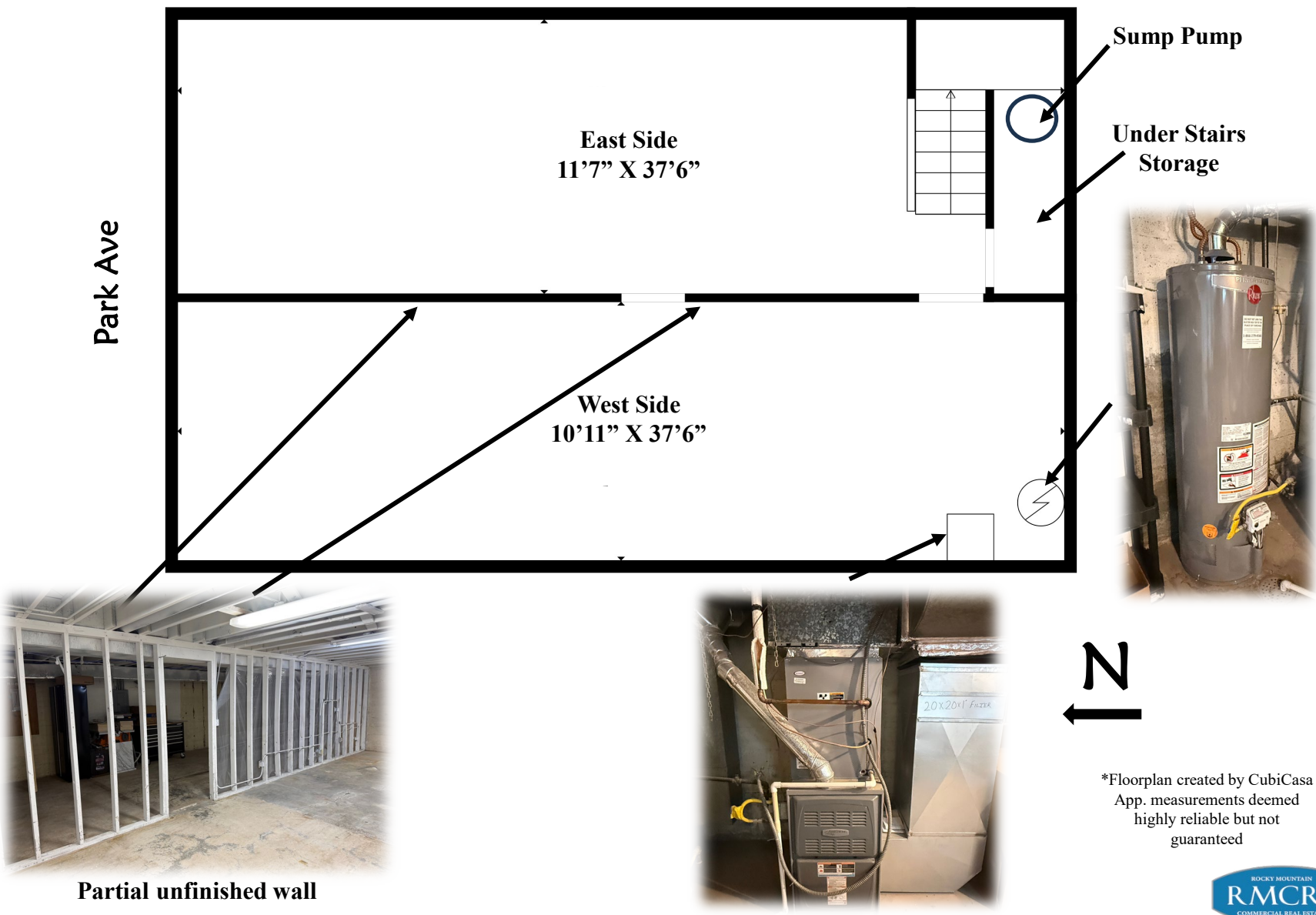
www.RenfrowRealty.com



- Shop Space with alley access (~888 sq ft)
- New overhead door – 10’ w X 9’h
- Sink in hallway
- 2 Restrooms
- Storage or breakroom



Floorplan-Basement*



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



Basement Photos



- Additional ~ 1,000 sq ft unfinished basement (not included in sq ft totals)
- Hot water heater and forced air heat and AC system located in basement
- Floor drain
- Sump pump



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General Information

UTILITIES

- Water/Sewer/Trash – City of Montrose (970) 240-1400
- Natural Gas – Black Hills Energy (800) 563-0012
- Electricity – DMEA (970) 249-4572
- Fiber - Elevate Fiber (844) 386-8744 (installed)

PROPERTY SPECIFICS

- Heating and Cooling
 - Gas-forced air

Exclusions

- Tenant and Owner personal property



OTHER DOCUMENTS AVAILABLE

Asbestos Report

- Regional Asbestos Mitigation Services
- (970) 242-0016
- October 27, 2022

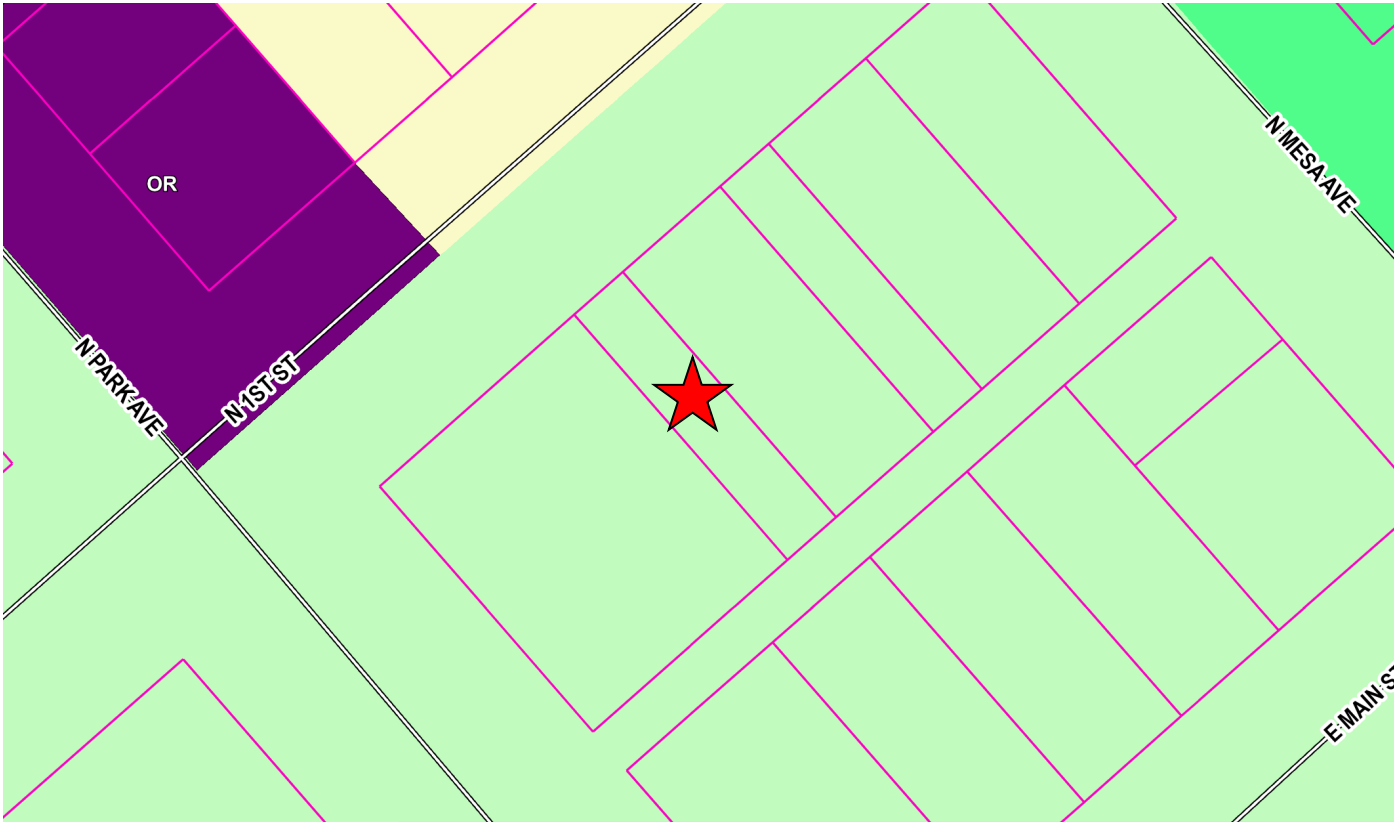
Air Monitoring Report – Asbestos Abatement Activities (Basement reporting only)

- Grand River Environmental
- (970) 628-1196
- March 14, 2025

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 Business Innovation at (970) 250-2189

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
	RL, Rural Living



-  Subject property is zoned B-1 in the city of Montrose
- B-1 zoning regulations on following pages
 - Contact City of Montrose at (970) 240-1475

Photo from Montrose County GIS/EagleView

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

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_C11-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_C11-7ZORE_S11-7-6DIUS)

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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)

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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



 **Subject Property**

Photo from Montrose County GIS/EagleView



**RENFROW
REALTY**
COMMERCIAL

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Incredible tax break with Opportunity Zone designation!

Unit Sq.Ft. (MOL)	Listing Price	Price Per Sq.Ft.
2,445	\$479,888	\$196.27



The perfect opportunity to own a flexible, centrally located building designed to support and grow your business.

- ~2,445 SF main level with functional layout
 - Additional ~1,000 SF partially finished basement
 - Open lobby with a private office
 - Two restrooms and dedicated storage areas
 - Shop space with overhead door for added flexibility
 - Alley access for deliveries, parking, or secondary entrance
 - Basement offers expansion or customization potential
- Located within an Opportunity Zone (potential tax advantages)
 - Versatile property suited for a wide range of business types
 - Prime downtown location just one block off Main Street in Montrose
 - B-1 zoning allows for office, retail, or residential use
 - Ideal for small business owner or live/work setup
 - Available for Lease

\$479,888

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