

*202 E Main St
Montrose, Colorado 81401*



Commercial Lease Information Packet



Joey Huskey * John Renfrow

Renfrow Realty

Contact Joey Huskey
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com

Member of:



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

Excellent Main St. Location with High Visibility

202 Main St Montrose, Colorado

Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Total Monthly	Yearly \$/Sq.Ft. w/NNN
5,943	\$4,500.00	\$54,000	\$9.09	\$1,386.70	\$5,886.70	\$11.89

Commercial Storefront on East Main with Plenty of Parking!



Unit available for lease in Montrose's Historic Downtown, offering distinct features to cater to various businesses. Unit boasts ~5,943 square feet of space, featuring a spacious open retail area with picture windows overlooking Main St, making it an ideal spot for showcasing merchandise. This corner unit is equipped with three bathrooms, an office space, and recent updates including carpet and paint, ensuring a modern and inviting atmosphere. Additionally, a 6'W x 7'H receiving door in the alley provides convenient access for deliveries. Additional private off-street parking lot available for added parking. Zoned B-1 in the City of Montrose, allowing for retail stores, business & professional offices, and service establishments, perfectly situated just one block east of the main intersection of Main St and Townsend Ave. In close proximity to essential amenities including The City and County of Montrose offices, City Hall, USPS, Montrose Regional Library, and CMU Extension campus.

Aerial View



— *Parking lot is for use by tenants and customers for the property

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Directions to Property



5 min (1.7 miles)
via S Rio Grande Ave
5 min without traffic

1832 S Townsend Ave
Montrose, CO 81401

- Take Poplar St and Columbia Way to S Townsend Ave
2 min (0.5 mi)
- ⬅ Turn left onto S Townsend Ave
39 sec (0.2 mi)
- ⬅ Turn left onto S 9th St/Colorado Ave
58 sec (0.3 mi)
- Continue on S Rio Grande Ave. Drive to W Main St
2 min (0.7 mi)
- ➡ Turn right onto S Rio Grande Ave
0.6 mi
- ➡ Turn right onto W Main St
Destination will be on the right
404 ft

Starting from Renfrow Realty
1832 South Townsend Ave
(970) 249-5001

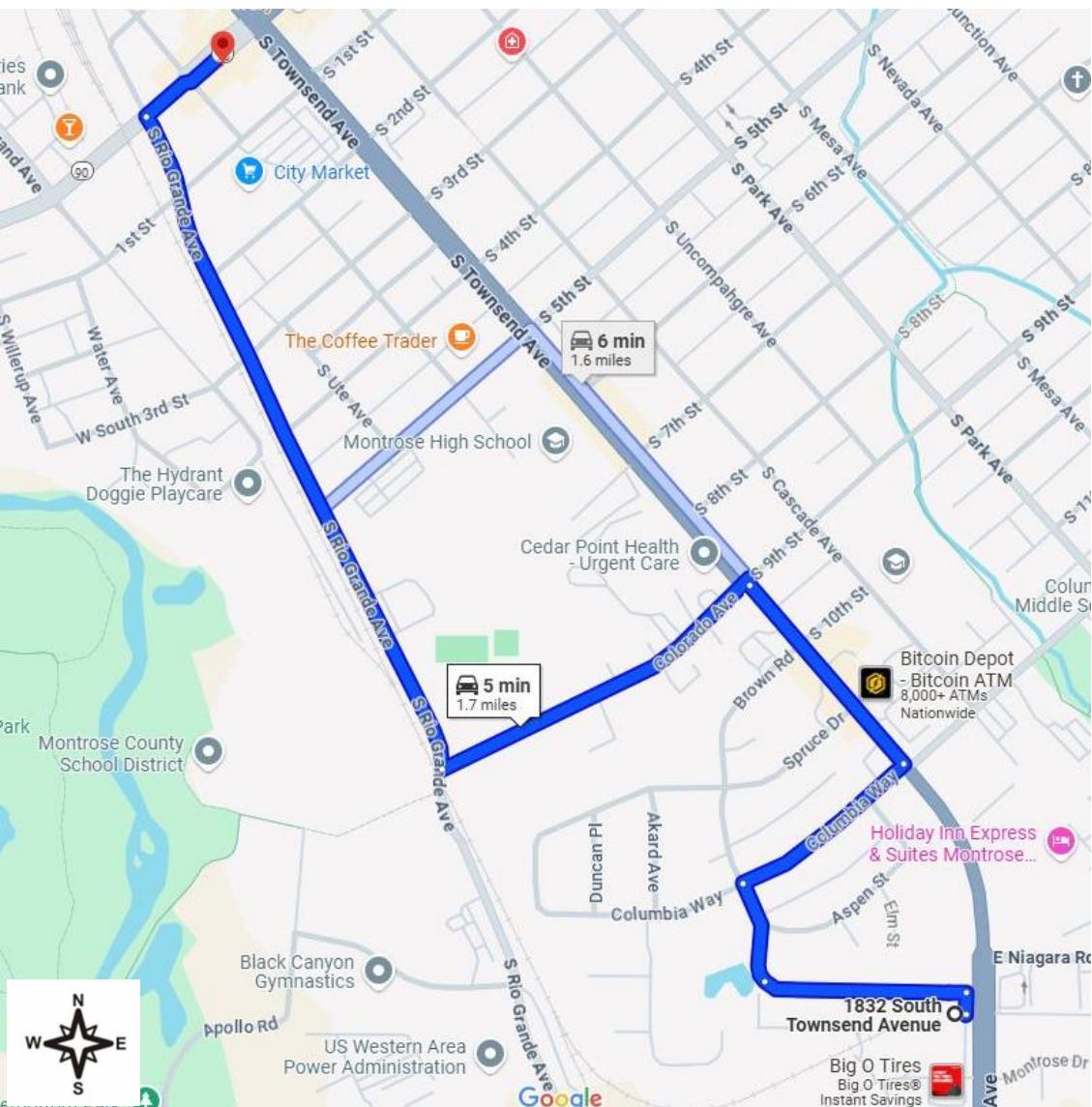


Photo from Google Maps

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www.RMCRE.org

Montrose County Assessor Property Account Detail*

Account Detail

Account: R0650831

Owner Information

Owner Name FUHLER JOHN W SELF
DECLARATION OF TRUST

Tax Information

2025 \$10,785.36

Legal Description

Parcel Number 3767-284-14-013
Legal Summary Subd: SELIGS ADDN Block: 61
Lot: 11 AND:- Lot: 12 S: 28 T: 49 R: 9

Actual Year built 1952, 1980 (Remodel)

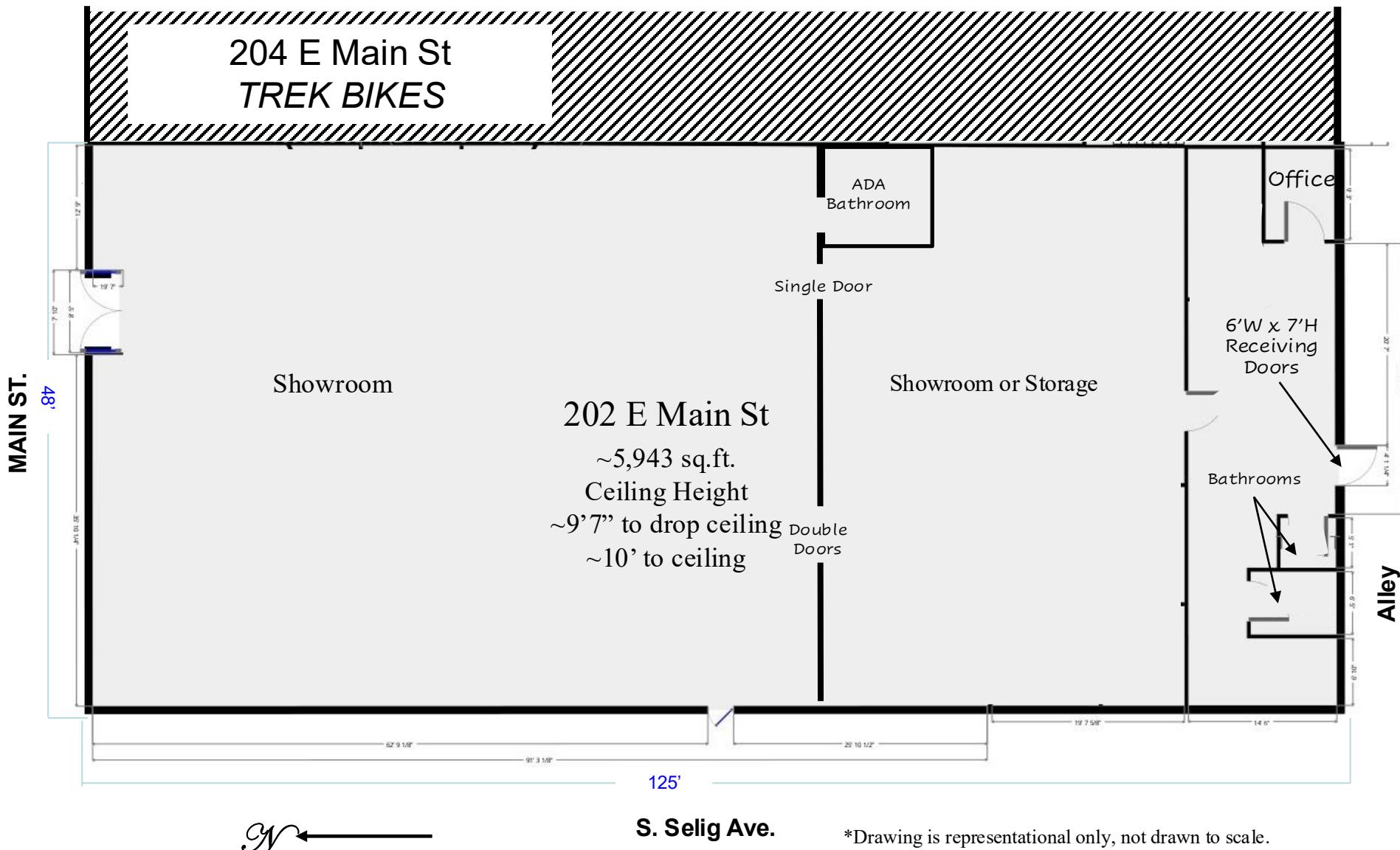
Assessment Information

Actual (2025) \$575,000

Type	Actual	Acres	SQFT
Commercial	\$497,370	0.0	6000.00
Commercial Land	\$77,630	0.0	6250.00

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

*Floorplan**



S. Selig Ave.

*Drawing is representational only, not drawn to scale.

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Interior Photographs



Front Retail Area Facing Main St (Looking North)



Opening Between Showroom and Storage



Front Retail Area Facing Back of Unit (Looking South)



Private Office Space



6'W x 7'H
Receiving Doors



ADA Bathroom in Retail Area



Bathroom in Receiving

General Information

- ~5,943 Sq Ft
- Ceiling heights:
 - ~9'7" to drop ceiling
 - ~10' to ceiling
- Heating: Suspended gas heaters
- Cooling: Evaporative coolers on the roof
- 3 Bathrooms
- Private small office
- Side entrance from Selig
- 6' X 7' Double Metal delivery door in the alley



Main St



General Information

UTILITIES

Water/Sewer/Trash: City of Montrose (970) 240-1400

Electricity: DMEA (970) 249-4572

Natural Gas: Black Hills Energy (800) 563-0012

Fiber:

Elevate (877) 273-7626 (Installed, available)

Clearnetworx (970) 240-6600 (available, not installed)

LEASE TERMS & CONDITIONS

Tenant will pay:

- Utilities: natural gas, electric, water, sewer, trash and Internet
 - Landscaping and snow removal in front of leased unit
- NNN charges: Includes building insurance, building taxes, owner fees and maintenance
 - ❖ NNN monthly amounts for 2026 are \$1,386.70*
- Tenants will maintain a \$1M liability policy naming landlord as additionally insured
- Security deposit equal to one month's rent (includes base rent and NNN fees)

Landlord requires a background check and credit check, personal guarantee 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

3 to 5-year lease required

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

Contact Joey Huskey

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City of Montrose Zoning Map

City of Montrose Zoning Districts

- 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



Photo from Montrose County GIS/EagleView



Subject Property is zoned B-1 in the City of Montrose

- Zoning breakdown is on the following page
- All information deemed reliable but not guaranteed. Contact City of Montrose for more information. (970) 240-1475

*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_CH11-7ZORE_S11-7-6DIUS

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

* 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	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	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			

Vicinity Map



City of Montrose
COLORADO



West Main Trail Head



Amelia's
Hacienda Restaurant

cimarron
COFFEE ROASTERS

Builders
FirstSource



City Market

UNITED STATES
POSTAL SERVICE

ROCKY MOUNTAIN
RMCRE
COMMERCIAL REAL ESTATE
www.RMCRE.org

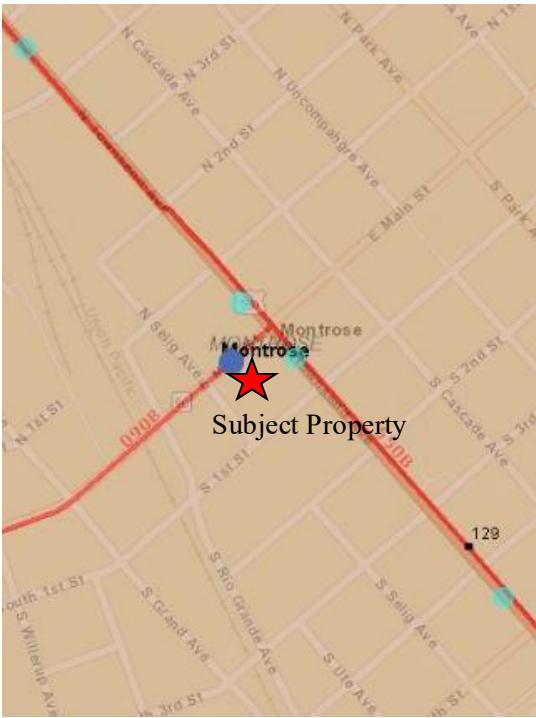
★ Subject Properties
★ Shared parking Lot

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RENFROW
REALTY
COMMERCIAL



Colorado Department of Transportation (CDOT) Traffic Count*



Main St & Townsend Ave
Intersection

202 E Main St



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 2044)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
103897	090B	89.737	89.858	12,000	2022	230	60	2.4	11	13,716

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 <https://dtdapps.coloradodot.info/otis/TrafficData>

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5,943	\$4,500.00	\$54,000	\$9.09	\$1,386.70	\$5,886.70	\$11.89

**Prime location just off the busy intersection of
Main Street & Townsend Avenue**

- ❖ Spacious open areas with large picture windows facing Main Street
 - ❖ Open, flexible floor plans—ready for your business vision
- ❖ Zoned B-1 (Business Commercial) in the City of Montrose, allowing retail, business/professional offices, and service establishments
 - ❖ Surrounded by unique shops, antique stores, and local restaurants
- ❖ Close to Montrose City Offices, City Hall, USPS, and the CMU Extension campus
 - ❖ Three bathrooms, one office, storage and large showroom area
 - ❖ Recent interior paint and updated flooring
 - ❖ Side entrance from Selig Avenue
 - ❖ 6'W x 7'H receiving doors accessible from the alley

\$4,500/Month plus NNN

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