

19911 Highway 550

Montrose, Colorado 81403



COMMERCIAL PROPERTY INFORMATION PACKET



John Renfrow ~ Renfrow Realty

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

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



Prime location. Flexible use. Strong potential.

19911 Highway 550
Montrose, CO 81403

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Sq.Ft.
4.00	4,169	\$1,450,000	\$347.81

Prime commercial opportunity in Montrose County

The property features a well-equipped ~2,760 sq ft shop, complemented by a ~1,409 sq ft two-story office space that includes five private offices and a welcoming lobby/retail area.

Additional improvements include a ~2,311 sq ft partially enclosed canopy—perfect for covered work or storage—and a separate ~1,030 sq ft shop and 2 shipping containers for additional secure storage. Most of the lot has gravel. The site is fully supported with two cranes (½-ton and 2-ton), adding immediate functional value for industrial or service-oriented users. Situated on a generous 4-acre lot, the property provides ample space for equipment, parking, expansion, or outdoor operations. Ownership offers flexibility with the option for a leaseback with a 7.03% CAP rate or full vacancy after closing.

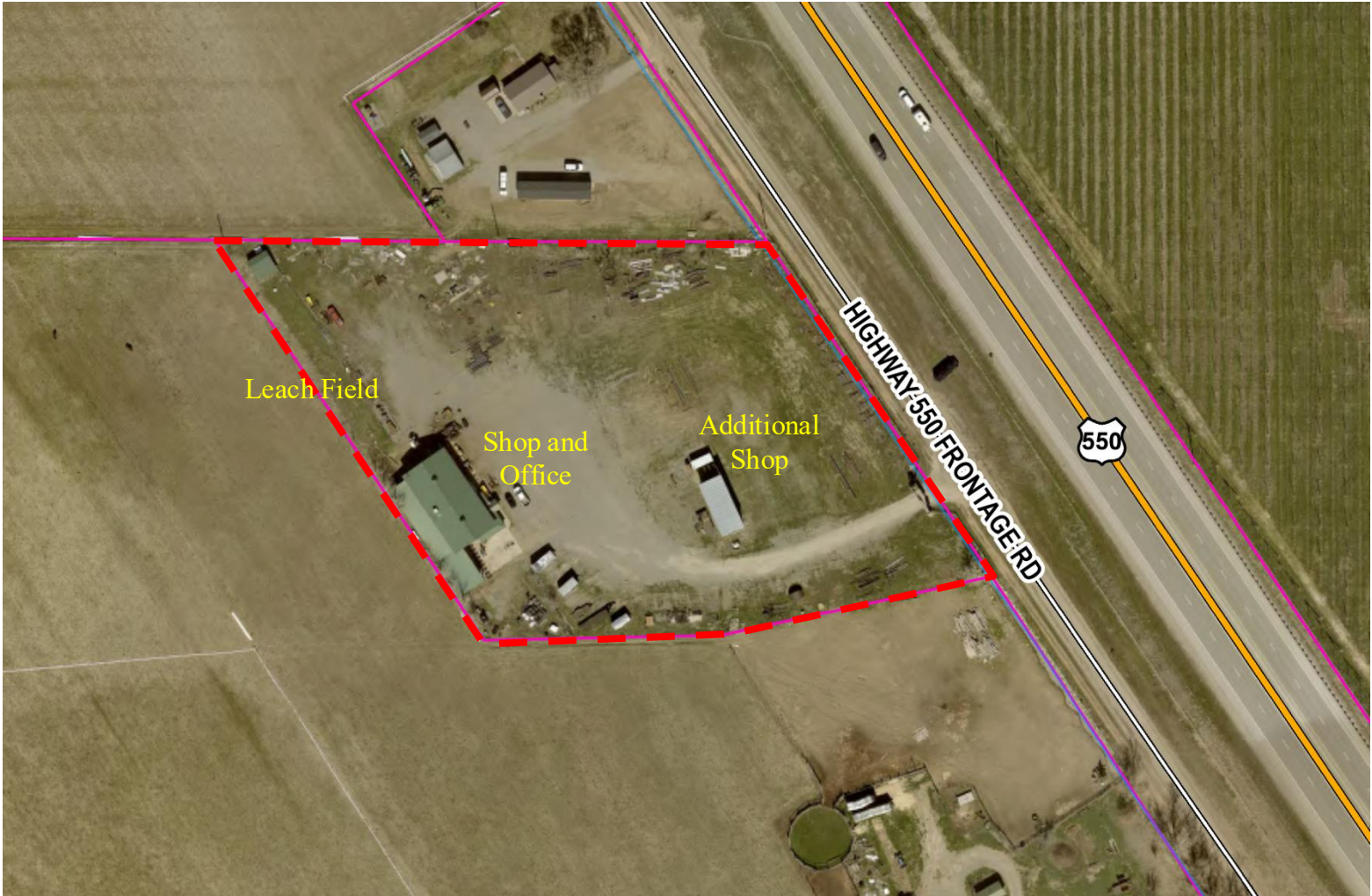


Call today to Schedule your Tour!

John Renfrow ~ (970) 249-5001



View From Above



--- 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 right onto US-550 S/S Townsend Ave

Continue to follow US-550 S

Pass by Taco Bell (on the right)

5.4 mi

↷

Turn right toward Hwy 550 Frontage Rd/U.s. 550 Frontage Rd

112 ft

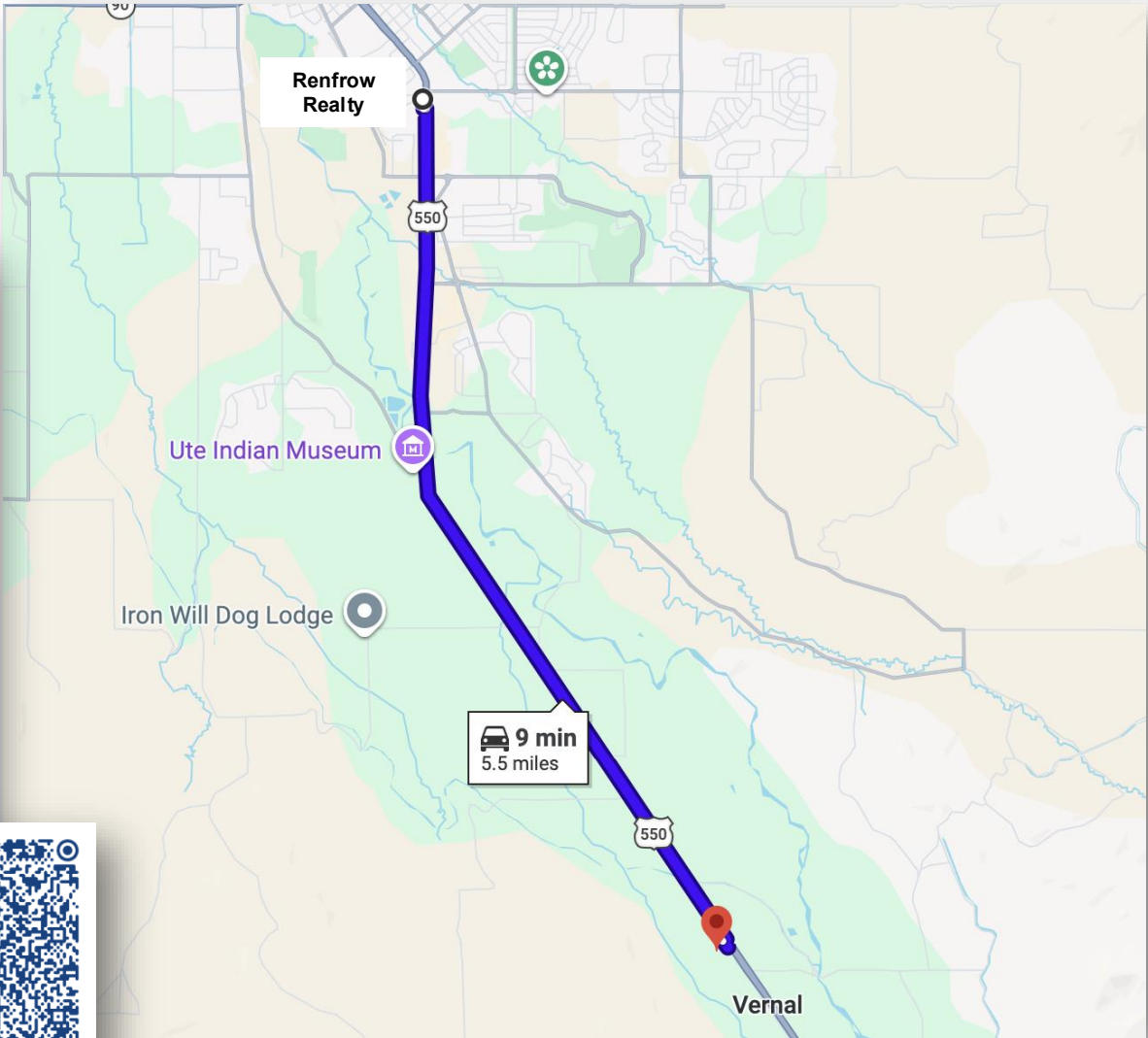
↶

Turn left onto Hwy 550 Frontage Rd/U.s. 550 Frontage Rd

233 ft

19911 US-550

Montrose, CO 81403



Scan QR for Google Map Directions

Photo taken from Google Maps



Montrose County Assessor Property Account Detail*

Account Detail

Account: R0015118

Owner Information

Owner Name E D Property LLC

Estimated Tax Information

2026 (Estimated)	\$15,057.16
2025 (Actual)	\$15,636.52

Assessment Information

Actual (2026) \$833,610

Legal Description

Parcel Number: 3993-233-00-036

Subd: HARRIS LAND COMPANY MINOR
SUBD Lot: 1 S: 23 T: 48 R: 9

Type	Actual	Acres	Sq Ft
Land	\$293,920	4.0	n/a
Improvements	\$539,690	n/a	4169



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

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Total Land: ~4 acres
Main Building
*** Shop ~2,760 sq ft**
*** Office ~1,409 sq ft**
Additional Shop
~1,030 sq ft plus 2 shipping container



Main Building – Shop*



*** Shop ~2,760 sq ft**

½ bathroom

Sink area

½ ton Crane

2 sliding bay doors 15' X 35"

1 exterior overhead door 15' X 17'5"

1 interior overhead door 15' X 17'5"



Main Building Office*



***Office ~1,409 sq ft
3/4 bathroom**

**Laundry set up – 220v outlet
2 sliding bay doors 15' X 35"
Retail space and office downstairs
3 Offices with open lobby upstairs**



Additional Shop

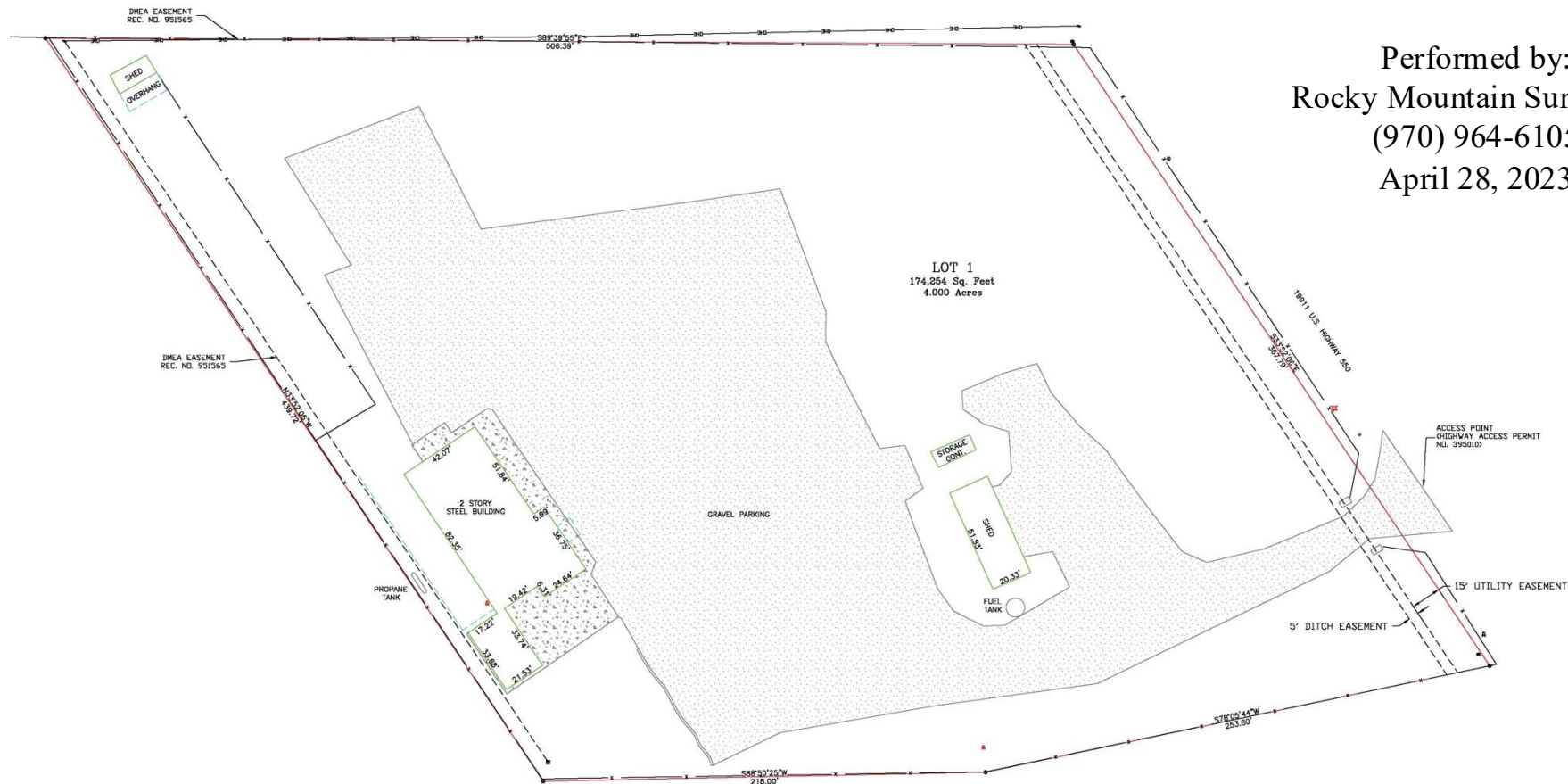


***Additional Shop ~1,030 sq ft**
2 shipping containers
2 ton Crane
2 Slider Doors – one on each side



Improvement Survey Plat

Performed by:
Rocky Mountain Surveying
(970) 964-6105
April 28, 2023



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



General Information

UTILITY INFORMATION

- Water: Tri County Water (970) 249-3369
- Septic System
- Electricity: DMEA (970) 249-4572
 - 3-Phase power is in the northwest corner of the property and is available for installation
- Propane: Hometown Propane is supplier
 - Tank is owned and included in Sale
- Internet: Fiber available
 - Elevate, Available, not installed. Contact: Jason Martin 970-240-6884
- Irrigation Water
 - There are water rights available but have not been split off from neighboring property. Call Listing Office for additional information

Heat and Air Conditioning:

- Shop – Wood Stove, no Air Conditioning
- Office – Forced Air Natural Gas

3-Phase power
available, but
not installed



Electrical
installed for
irrigation pump
if needed



Water comes into
property on
southeast side



POSSIBLE OWNER LEASEBACK AT CLOSING

- 3-year lease with three options to extend for 3 years each
- Annual 3.0% increase
- 7.03% CAP rate
- \$8,500/month plus NNN
 - Owner willing to sign personal guaranty

DOCUMENTS AVAILABLE BY REQUEST

- Improvement Survey Plat
 - Rocky Mountain Surveying (970) 964-6105
 - April 28, 2023
- Harris Land Company Minor Subdivision
 - Mesa Surveying (970) 249-7771
 - September 13, 1999
- US 550 Access Control Plan layout
- Additional Shop building plans and building inspection
- Appraisal Report
 - Legg Appraisals, LLC (970) 240-8998
 - April 15, 2025
- Re-zoning decision from General Agriculture to General Commercial Zoning
 - December 6, 2004
- DMEA Easement
 - June 7, 2022
- Rocky Mountain Natural Gas Company Right of Way Grant
 - June 24, 2004

APOD / Cap Rate*

Listing Price:
\$1,450,000

Cap Rate = \$102,000/\$1,450,000

Cap Rate ~ 7.03%

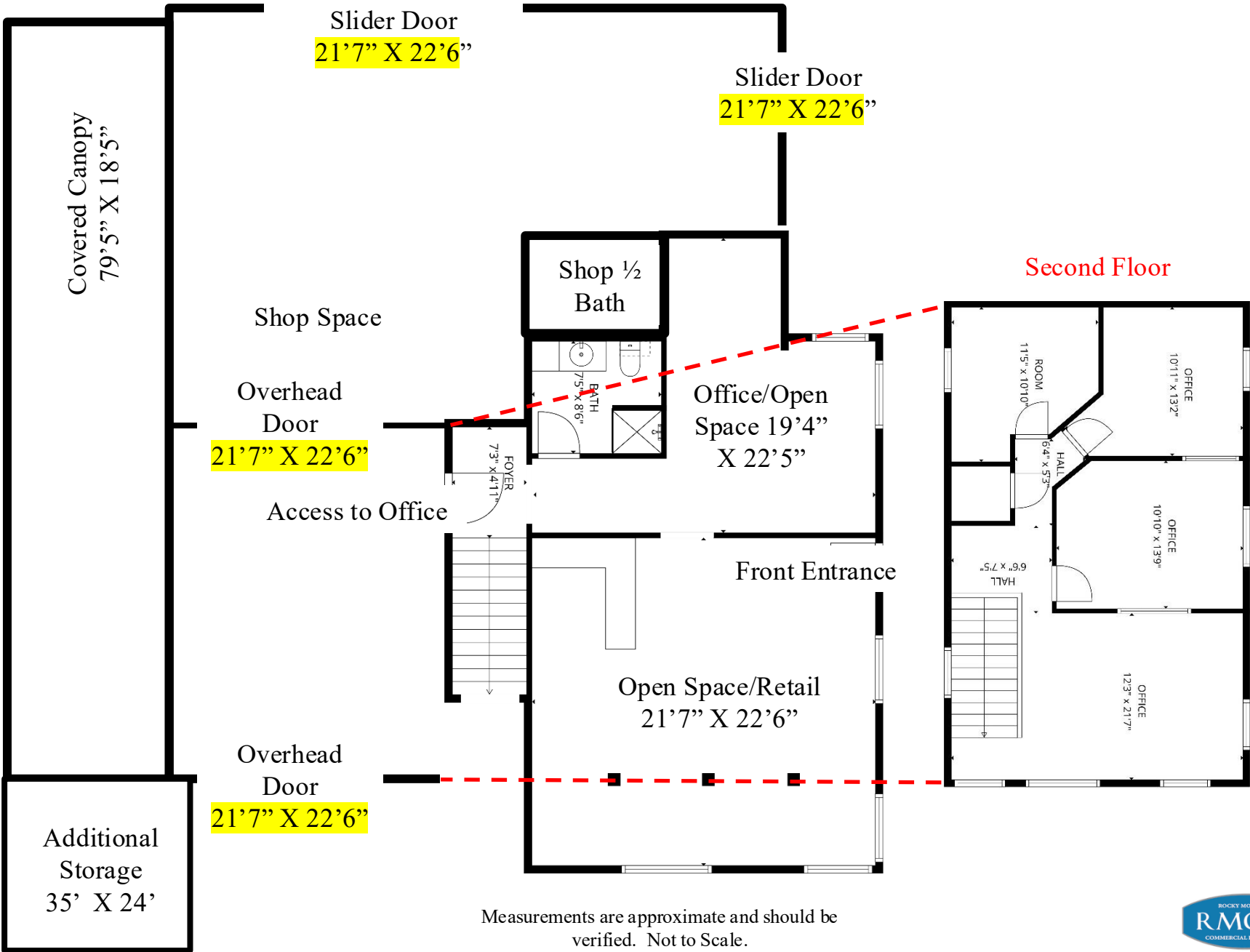
- Rental income amounts are proposed by Seller (this assumes no property manager is involved)
- Tenant pays:
 - All utilities (electric, gas, water, sewer and trash)
 - NNN charges (property tax and building insurance)
 - Property maintenance

- Additional information can be provided upon request
- Disclosure statement will need to be signed prior to release

* Information deemed reliable but not guaranteed.
Information is unaudited and should be verified.

Location	19911 Highway 550	ACTUAL PROPERTY OPERATING DATA	
Type of Property	Shop and Office	Purchase Price:	\$1,450,000
Size of property	~4,169 sq ft/4.0 Acres		
Purpose of analysis:	Listing	CAP Rate:	7.03%
Adjusted Basis as of	12 months		
ALL FIGURES ARE ANNUAL	\$/Sq.Ft. or \$/Unit	COMMENTS	
ACTUAL INCOME		102,000	
Less: Vacancy & Cr. Losses	()		
EFFECTIVE INCOME			
Plus: Other Income (collectable)			
GROSS OPERATING INCOME		102,000	
OPERATING EXPENSES:			
Real Estate Taxes			
Personal Property Taxes			
Property Insurance			
Off Site Management			
Payroll			
Expenses/Benefits			
Taxes/Worker's Compensation			
Repairs and Maintenance			
Utilities:			
Accounting and Legal			
Licenses/Permits			
Advertising			
Supplies			
Misc. Expenses:			
TOTAL OPERATING EXPENSES		0	
NET OPERATING INCOME		102,000	
Less: Annual Debt Service			
Less: Participation Payments			
Less: Leasing Commissions			
Less: Funded Reserves			
CASH FLOW BEFORE TAXES		\$102,000	

Information deemed reliable, but not guaranteed and should be verified



Montrose County Zoning Map

Zoning	
County Zoning Districts	
	General Business "B"
	General Commercial "C"
	General Industrial "I"
	General Residential "R"
	Residential- Manufactured Home Park "R-MHP"
	Planned Development "PD"
	Public Lands "P-L"
	General Agricultural "A"



*Boundaries are approximate and should be verified

Photo taken from Montrose County EagleView/GIS

- Subject property is zoned General Business “C” in the County of Montrose
 - Breakdown for “C” zoning district is on the following page
 - For more information, please call the County of Montrose at (970) 249-6688



GENERAL COMMERCIAL C

1. Purpose: A general sales, business, contractor, service, processing, transportation, and warehouse district designed to provide for a variety of compatible businesses. The businesses that produce goods and products on site are also allowed to offer those items for retail sale as an accessory use in this district.
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 Commercial Zone 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.
- d. Any uses allowed by right in the General Business Zone District shall also be allowed by right in the General Commercial Zone District unless specified otherwise in this section

Agricultural Uses:		
Agricultural Product Manufacturing	R	Commercial Nursery R
Animal Services:		
Kennel (See Sec. III.A.3)	R	Veterinary Clinic R
Child Care Facilities:		
Child Care Center	R	
Community & Cultural Facilities:		
Community Center	R	Places of Assembly or Worship R
Educational Facilities:		
Educational Facility	R	
Food & Beverage:		
Bar or Tavern	R	Microbrewery, Distillery R
Brewpub	R	Restaurant R
Group Living:		
Group Home	R	Senior Housing R
Healthcare Facilities:		
Hospital	R	Medical and/or Dental Clinic R
Household Living:		
Dwelling, Single-Family	R	Short-Term Rental (See Sec. III.A.9) R
Lodging Facilities:		
Hotel/Motel	R	
Manufacturing & Production:		
Commercial Nursery	R	Manufacturing, fabrication, assembly, and/or processing which will not cause noise, heat, dust, fumes, excessive traffic or parking or other adverse consequences that will impact the neighborhood R
Food Processing and/or Packaging	R	

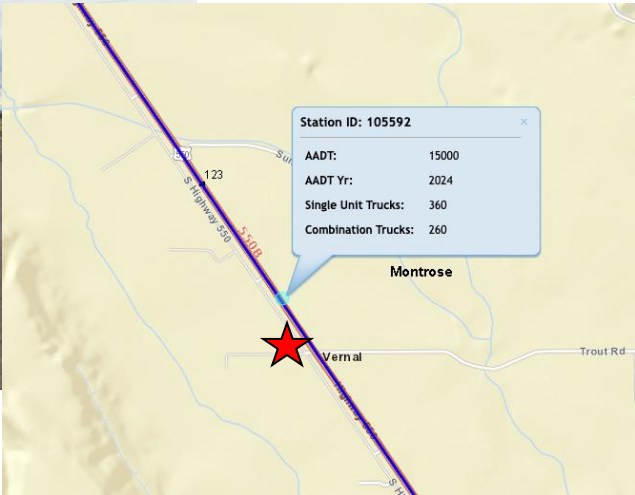
Parks:		
Park	R	
Personal Services & Office:		
Personal Service Establishment	R	Professional Services Establishment R
Public Utilities & Facilities:		
Government Facility	R	Telecommunication Facility (See Sec. III.D) R
Public Utility Facility	R	Utility Transmission, Distribution, and/or Service Lines R
Recreation Facilities:		
Amusement and Entertainment Facility, Indoor	R	Recreation Facility, Indoor R
Amusement and Entertainment Facility, Outdoor	S	Recreation Facility, Outdoor S
RV Park	R	
Retail:		
General Retail	R	Heavy Retail R
Vehicles & Equipment:		
Automobile Service and Repair	R	Heliports S
Automobile, truck, trailer, farm equipment, marine, or RV services and sales	R	Truck Stop R
Warehousing & Freight:		
Distribution and Warehousing Facility	R	Wholesale Establishment R
Mini-Storage Warehouse	R	
Accessory Uses:		
Accessory Structure or Building (See Sec. III.C.2.b)	R	Accessory Dwelling Units (ADU) (See Sec. III.C.2.a) R
Accessory Use (See Sec. III.C.1)	R	Outdoor Storage (See Sec. III.A.10) R
Alternate Onsite Energy Generation	R	
Temporary Structures & Uses:		
Construction Office (See Sec. III.B.2.b.(3))	R	Roadside Stand (See Sec. III.B.2.b.(5)) R

* Taken from Montrose County Zoning Resolution Adopted June 5, 2024

Colorado Department of Transportation (CDOT) Traffic Count*



Subject Property



Contact CDOT: Region 3
Permit and Access
Manager for more
information:

Brian Killian

P: (970) 683-6284
C: (970) 210-1101
222 S. 6th St, Rm 100
Grand Junction CO
81501

DAILY TRAFFIC (06/20/23)

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	6	7	20	60	192	332	452	517	568	602	578	575	597	549	611	789	557	268	176	51	47	28
S	7	12	3	20	44	214	667	741	695	533	625	568	541	614	612	630	567	556	374	281	228	77	67	42

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 2046)

Station ID	AADT	Year	Single Trucks	Combined Trucks	Projected AADT	Projected Single Trucks	Projected Combined Trucks
105592	15,000	2024	360	260	18,135	435	314

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>
Rev D

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



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MLS # 834669

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Sq.Ft.
4.00	4,169	\$1,450,000	\$347.81



- ~2,760 sq ft well-equipped shop
- ~1,409 sq ft two-story office with 5 private offices + lobby/retail area
- ~2,311 sq ft partially enclosed canopy (ideal for covered work/storage)
- ~1,030 sq ft additional shop building with 2 shipping containers for secure storage
- Two cranes included (½-ton & 2-ton) for added functionality
- Expansive 4-acre lot with room for equipment, parking, or expansion – most of the lot has gravel.
- Flexible ownership: option for leaseback at a 7.03% CAP rate or willing to vacate at closing
- Frontage Road Access