



(104) Listing Agent 1	Isaiah Perez - C: 505-500-2081	(110) Listing Date	6/13/2026
(105) Listing Office 1	Keller Williams Realty Southwest Associates, LLC - Montrose - O: 970-596-0870	(111) Expiration Date	6/13/2027
(10) Listing Agent License 1	FA100108134	(195) Original Price	\$3,500,000
(8) Listing Office License 1	EC100037246	(119) Owner Name	Owner of Record
(101) Board Name	MONTROSE ASSOCIATION OF REALTORS	(108) Seller Licensed Y/N	No
(109) Listing Agreement	Exclusive Right to Sell	(180) Exchange/Trade Y/N	No
(114) Agency Relationship	Seller's Agent	(166) Exchange/Trade For	Multifamily or Business Opportunity
(112) Limited Service Y/N	No	(177) Listed in other Class Y/N	No
(2) Showing Service	ShowingTime	(86) Sale/Rent	For Sale
(34) Price Per SQFT	\$334.77	(33) Days On Market	14
(38) Input Date	6/13/2026 7:59 PM	(196) Cumulative DOM	14
(188) Update Date	6/16/2026	(194) Assoc. Doc. Count	0
(190) HotSheet Date	6/16/2026	(32) Picture Count	45
(192) Input Date	6/13/2026 7:59 PM	(16) Listing Visibility Type	MLS Listing
		(39) Update Date	6/16/2026 1:38 AM
		(189) Status Date	6/16/2026
		(191) Price Date	6/13/2026
		(231) Floor Plans Count	0

(88) Water Front	No	
(92) Water Rights /Irrig.	No	
(117) Subdv Name	None	
(150) Legal/Lot Block	S: 27 T: 49 R: 9 A TR OF LAND IN N1/2NE1/4 SEC 27 DAB AT A PT ON THE SLY ROW LN OF HWY 50 SD PT ALSO BEING THE NW COR OF THE RED ARROW SUBD WH SD NE COR OF SEC 27 BRS N 72D16M52S E 1558.73 FT; TH LEAVING SD ROW LN S 32D29M32S E ALG THE BNDRY LN OF SD RED ARROW SUBD 295.77 FT; TH S 48D38M11S W ALG SD BNDRY LN AND ALG THE BOUNDARY AGREEMENT LINE RECPT #707366 275.86 FT TO A PT ON THE ELY BNDRY OF THE CREEKSIDE SUBD; TH LEAVING SD BOUNDARY AGREEMENT LINE N 43D16M36S W ALG SD BNDRY LN OF SD CREEKSIDE SUBD	(87) Real Estate for Sale Yes (96) Lease Included No (94) Inventory Included Yes (95) Fixtures Included No (91) Books Available No (143) CAM Y/N No (157) Gross Scheduled Income \$ \$1,091,350.00
(138) Lot Dimension	125,453 SF	
(115) Zoning	B-2 Highway Commercial	
(60) New Construction Y/N	No	
(130) # of Units	24	
(131) # Floors	1	
(68) 1/4 Baths	7	
(67) 1/2 Baths	9	
(66) 3/4 Baths	1	
(65) Full Baths	9	
(20) Furnished	Furnished	
(123) Main SF	10,455	
(132) Finished SF	10,455	
(55) Total Offices	0	
(64) Carport Y/N	No	

(90) Railroad Siding No
/Spur

FEATURES

CURRENT PROPERTY USE	LOT SIZE/ACERAGE	ROOF	STREET DESCRIPTION/ACCESS
Automotive	2-4.99	Architectural Shingles	City/Town
Lodging	BUYER TYPE	HEATING FUEL/SOURCE	PARKING
Mixed Use	Owner User	Natural Gas	20 + Total Spaces
POSSIBLE PROPERTY USE	Investor	Electric	SHOWING INSTRUCTIONS
Automotive	Either	EXISTING UTILITIES	Call Listing Agent
Lodging	FOUNDATION	Natural Gas	TERMS
Mixed-Use	Slab	Electric	Cash
ZONING		DOMESTIC WATER	Conventional
Business		Public	1031 Exchange
Commercial			
Mixed Use			

PARCEL/TAX/OA

(204) Parcel ID #	376727101024	(210) Preferred Title Comp.	Land Title Guarantee Company
(206) Realist ID	3767-271-01-024	(209) Possession	DOD + Funding
(203) Tax Year	2025	(201) Special Assemnt Y/N	No
(202) Total Taxes \$	20,000	(200) Possible Short Sale	No
(207) EM Deposit \$	100,000	(120) REO/Lender Owned	No
(208) EM Holder	Land Title	(230) FIPS Code	08085
		(146) Owners Association(OA)	No
		(54) Covenants Y/N	NO

UTILITIES

(165) Water Supplier	City of Montrose	(164) Electric Supplier	Delta-Montrose Electric Association
(152) Water Well	No	(49) Internet Service Y/N	Yes
(162) Sewer Supplier	City of Montrose	(25) Internet Provider	Elevate
(163) Gas Supplier	Black Hills Energy		

DIRECTIONS

(211) Directions Head E Main, Country Lodge Motel on your right hand side just before Mi Mexico Resturaunt.

PROP. DESCRIPTION

(212) Prop. Description /Remarks	COUNTRY LODGE MOTEL HOSPITALITY INVESTMENT & REDEVELOPMENT OPPORTUNITY Motel Business Opportunity or Prime Real Estate Opportunity? Why not both? Welcome to the Country Lodge Motel, a rare opportunity to acquire a well-established hospitality asset situated on approximately 2.88 acres of B-2 Highway Commercial land in one of Montrose's busiest commercial corridors. Offering exceptional visibility, easy access, and multiple income-producing components, this property presents a unique opportunity for investors, owner-operators, developers, and entrepreneurs alike. The lodging improvements consist of 23 motel units with a diverse room mix designed to accommodate a wide range of travelers: • 9 Rooms featuring Two Queen Beds • 5 Additional Rooms featuring 1 Queen Beds • 4 King Bed Rooms • Room 15 – Spacious En-Suite Room with Kitchenette • 3 Rooms featuring One Queen Bed and Kitchenette • Room 14 – Oversized Room featuring Three Queen Beds In addition to the motel rooms, the property includes a detached 3-bedroom, 1-bath cabin, creating additional lodging flexibility for extended-stay guests, workforce housing, or supplemental rental income. Further enhancing the value are two separate single-family residences included in the sale. These homes provide ideal accommodations for an owner-operator, on-site management, employee housing, or additional rental income streams. Positioned along a high-traffic commercial corridor, the Country Lodge Motel benefits from excellent exposure to local and regional travelers while serving as a gateway to the many attractions of Western Colorado. The property is conveniently located near shopping, dining, healthcare services, outdoor recreation, and the tourism destinations that make Montrose a year-round travel hub. Whether your vision is to continue operating a successful motel business, expand hospitality operations, create workforce housing, develop additional commercial improvements, or redevelop the site entirely, this property offers flexibility rarely available in today's market. Property Highlights: • 23 Motel Units • Detached 3 Bed / 1 Bath Cabin • Two Single-Family Homes Included • Approximately 2.88 Acres • B-2 Highway Commercial Zoning • Multiple Income -Producing Structures • Strong Visibility and Accessibility • Owner-Operator Opportunity • Employee or Management Housing On-Site • Expansion and Redevelopment Potential • Prime East Main Street Location • Gateway to Western Colorado Tourism Properties offering this combination of operating income, residential improvements, commercial zoning, and redevelopment potential are increasingly difficult to find. Continue a successful hospitality operation today while positioning yourself for tomorrow's growth and development opportunities.
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MARKETING INFO

(187) IDX Include	Y	(198) Client Hit Count	1
(167) Syndicate to Internet	Yes	(199) Agent Hit Count	48
(57) Public MLS Sites Y/N	Yes	(97) VOW Include	Yes
		(98) VOW Address	Yes
		(99) VOW Comment	Yes
		(100) VOW AVM	Yes
		(61) Sign on Property Y/N	Yes
		(53) Geocode Quality	Exact Match

CONFIRMED SHOW INSTRUCTIONS

(215) Confirmed Show Instructions Call to confirm your appointment. (505)-500-2081. Showings must be 12-24 hours lead time.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.