



Turn-Key Property for
Addiction Treatment or
Wellness & Mental
Health Retreats
For Sale| For Lease



*21049 Uncompahgre Rd,
Montrose, CO 81403*

NAI Highland





Exclusively Marketed By:

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NAI Highland

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PROPERTY OVERVIEW

Property Details | Building Layout

Grounds Overview | Building Amenities

Local Area | Location & Accessibility

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PROPERTY DETAILS

Address	21049 Uncompahgre Rd, Montrose, CO 81403
Building Size	9,420 SF Three (3) Floors
Lot Size	2.21 Acres
Year Built	1915 Renovated 1993
Zoning	General Agricultural District "A"
ASKING PRICE	\$2,500,000.00
ASKING LEASE RATE	\$30,000 Per Month, Modified Gross



BUILDING LAYOUT

Main Floor

8 Private Suites | Great Room | Oversized Kitchen | Laundry | Common Bathroom | Storage & Pantry Closets | Mechanical Closet | Front & Back Porches | This area is for the private guest quarters as well as common area for lounging, dining, cooking, gatherings, etc.

Upper Floor

2 Bedrooms with shared bath, loft common area & balcony | This area is best suited for shared guest quarters, meetings, private therapy rooms, etc.

Lower Floor

Apartment consisting of oversized bedroom | Office | Kitchen | Great Room Area | Separate Entrance | This area is ideal for staff quarters, offices, etc.



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BUILDING AMENITIES

- ❖ Fully Furnished & Decorated
- ❖ Bedding & Other Linens
- ❖ Window Coverings
- ❖ Kitchen Appliances & Equipment
- ❖ Kitchen Fully Stocked with Cookware, Dishes, Silverware & More

GROUNDS DETAILS

- ❖ Parking Area Oversized
- ❖ Garage | Detached 450 Square Feet
- ❖ Nice Large Lawn Areas
- ❖ Possibilities to Add;
 - Horse/Animal Stable & Coral
 - Large Garden Area
 - Meditation Tents
 - Walking Paths
 - View Decks & More



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LOCAL AREA

Beautiful Mountain Town Setting | Larger Town with a Small Quaint Feel | Having Plenty of Commercial Options for all Needs

- ❖ **Verity of Outdoor all Seasons Activities, Adventures & Attraction Possibilities;**
 - **Hiking | Fishing | Golfing | Rock Climbing | Snowshoeing | Cross Country Skiing | Ice Climbing**
 - **And So Much More**
- ❖ **Black Canyon | San Juan Mountain Range | National Forests | Wilderness Areas**
- ❖ **Wildlife Viewing | Sportsmanship**
- ❖ **Hot Springs**
- ❖ **Unique Museums**
- ❖ **Community Outreach**
- ❖ **Local Events | Community Volunteering**
- ❖ **Many Churches**
- ❖ **Major Hospitals**

LOCATION & ACCESSIBILITY

- ❖ **Conveniently Located | Easily Accessible**
- ❖ **Main Roads & Highways**
- ❖ **Montrose & Grand Junction Airports
Major Regional Airports**
- ❖ **Bus & Train Transportation Available**



Site Aerial



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