

# 745 E. Main St.

Montrose, Colorado 81401



## Mixed-Use Property Sale Information Packet



Contact John Renfrow  
(970) 249-5001 / (970) 874-1500

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Member of:



RMCRE NETWORK PARTNER

[www.RMCRE.org](http://www.RMCRE.org)

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

# Executive Summary

# PRIME E. MAIN ST CORNER LOCATION!



## Charming Historic 4-Bedroom Home with Considerable Mixed-Use Potential!

Discover this downtown ~2,343 sq.ft. historic iconic commercial & residential property, built in 1915, located on a prime corner lot in the heart of Montrose, this home offers ample space and potential. This versatile property boasts updated plumbing and electrical systems as of 2008, ensuring modern functionality while retaining its timeless appeal. With 3 bedrooms and 2.5 bathrooms, leaded glass windows, claw foot bathtubs, sunroom, inviting front porch, and an abundance of windows for natural lighting. Previously utilized as a deli, coffee shop, and commercial kitchen, this property is perfectly situated close to downtown and is zoned B-2, making it ideal for various business ventures including restaurants, multi-family dwellings, retail establishments, and live-work option. The Opportunity Zone designation offers attractive tax break incentives, adding to the property's allure. Don't miss the chance to explore the potential of this unique property. Embrace the opportunity to own a piece of Montrose history with endless possibilities.

Acres (MOL)	Unit Sq.Ft. (MOL)	Listing Price	Price Per Sq.Ft.
0.21	2,343	<b>\$378,888</b>	\$161.71

**745 E. Main St.**  
**Montrose, Colorado**  
MLS# 816288 & 816290




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# GIS Photo



 Subject Property (Boundaries are approximate and should be verified)



# View From Above



--- Subject Property (Boundaries are approximate and should be verified)

Photo from Montrose County GIS/EagleView



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# Directions to Property

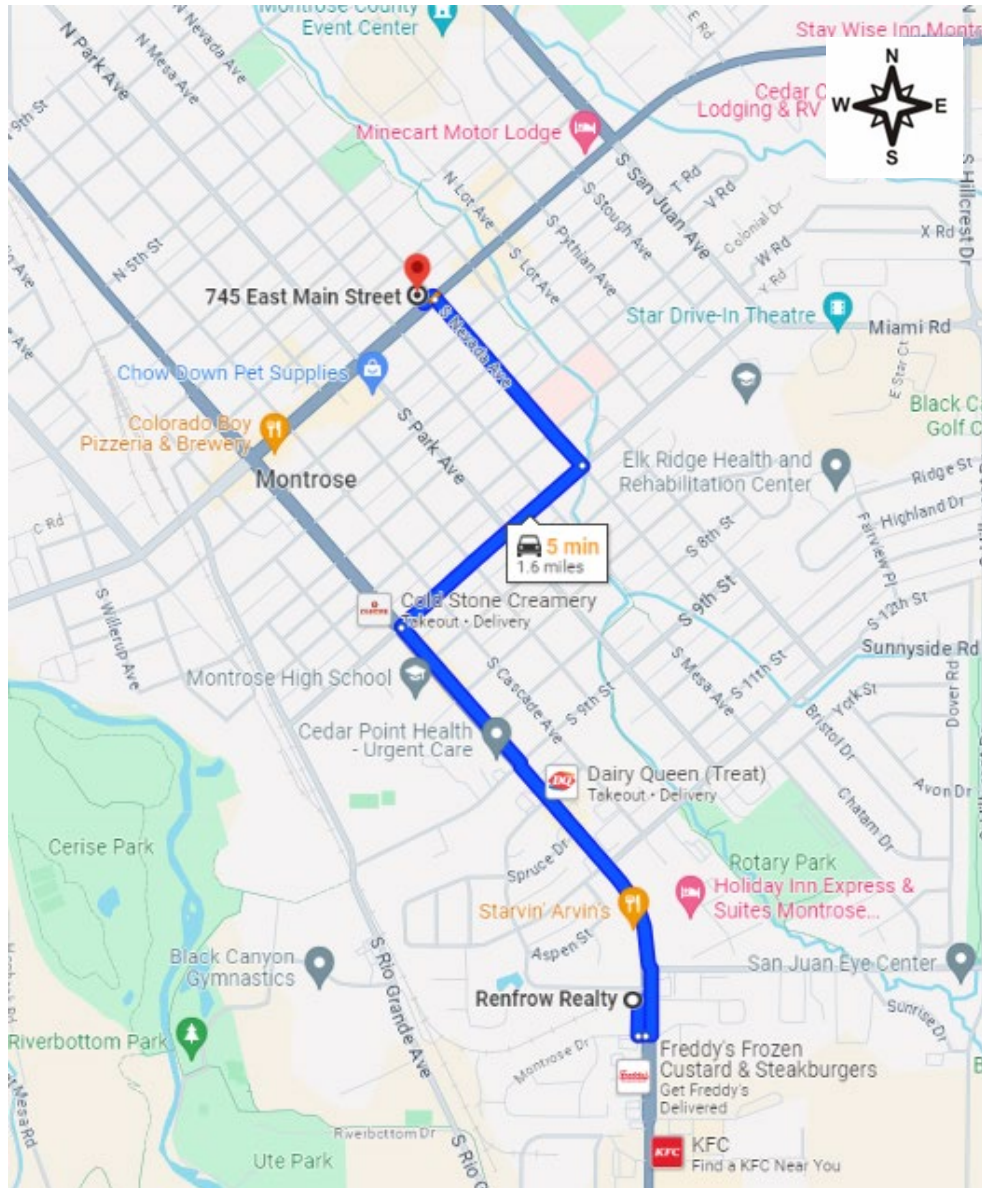
## Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

- ↑ Head south toward Montrose Dr  
285 ft
  - ← Turn left at the 1st cross street onto Montrose Dr  
69 ft
  - ← Turn left at the 1st cross street onto S Townsend Ave  
0.8 mi
  - Turn right onto S 5th St  
0.4 mi
  - ← Turn left onto S Nevada Ave  
0.3 mi
  - ← Turn left onto E Main St  
131 ft
- ① Destination will be on the right

**745 E Main St**  
Montrose, CO 81401

**Starting from Renfrow Realty**  
1832 S Townsend Ave,  
Montrose, CO 81401  
Office number (970) 249-5001



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# Montrose County Assessor Property Account Detail\*

## Account Detail

**Account: R0002164**

### Owner Information

**Owner Name** PETERS GORDON ROBERT GUY

### Legal Description

**Parcel Number** 3767-272-27-010  
**Legal Summary** Subd: MONTROSE TOWN OF  
Block: 43 Lot: 22 THRU:- Lot: 24 S: 27 T: 49 R: 9  
**Actual Year built** 1915

### Tax Information

**2024** \$2,615.52

### Assessment Information

**Actual (2024)** \$573,670  
**Assessed** \$38,440

Type	Actual	Assessed	Acres	SQFT
Improvements	\$476,270	\$31,910	0.0	2343.0
Land	\$97,400	\$6,530	0.0	9392.0

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



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# Exterior



Front



Garage and Side Parking Area off Alley



Facing Main St from Alley



Back



Back Yard

# Photos 1st Floor



Living Room



Living Room



Bar/Dining Room



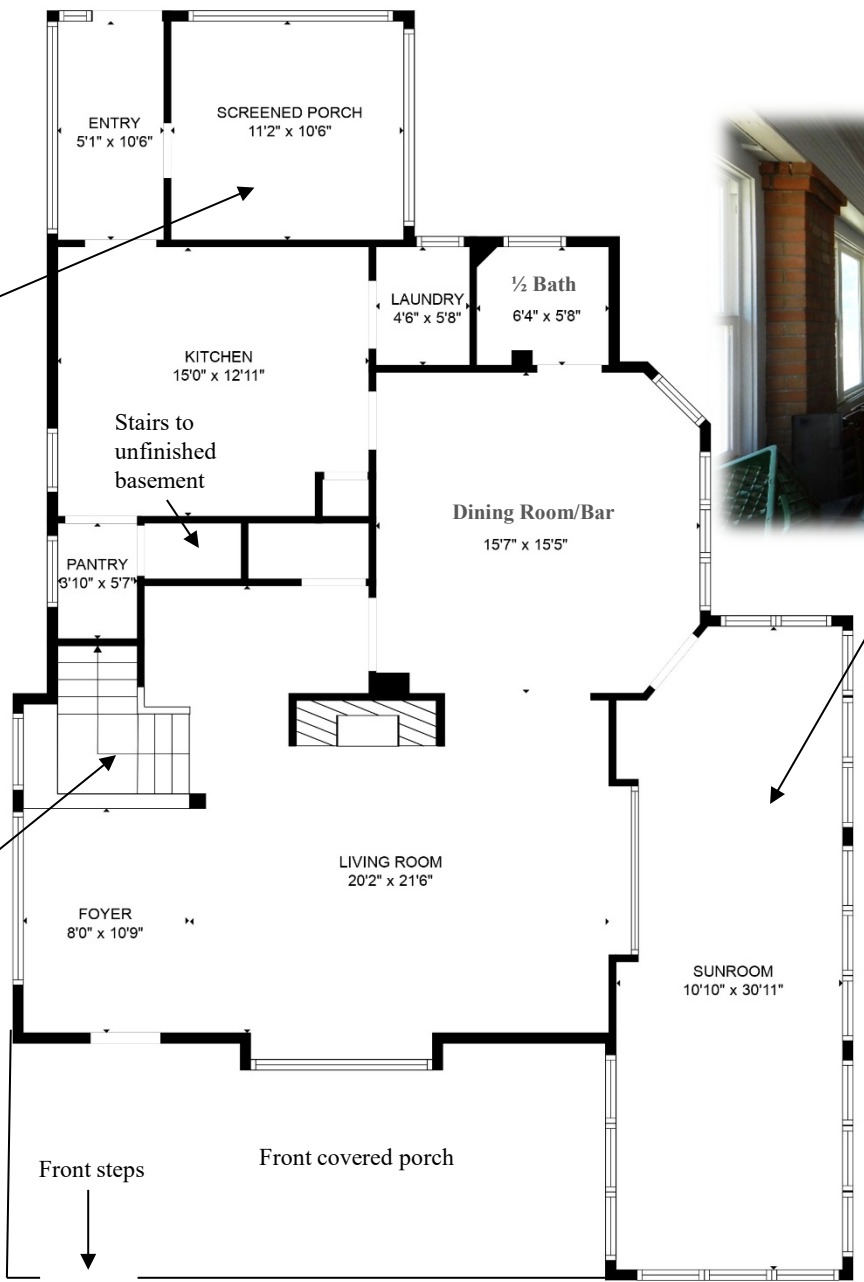
Kitchen



1/2 Bathroom



# \*Floorplan 1st Floor



Nevada Ave



E Main St



\*Floorplan created by Cubicasa  
App. Measurements deemed  
reliable but not guaranteed.



# Photos 2<sup>nd</sup> Floor



Main Bedroom



Bedroom



Bathroom in Main Bedroom



Bathroom Between Bedrooms



Bedroom

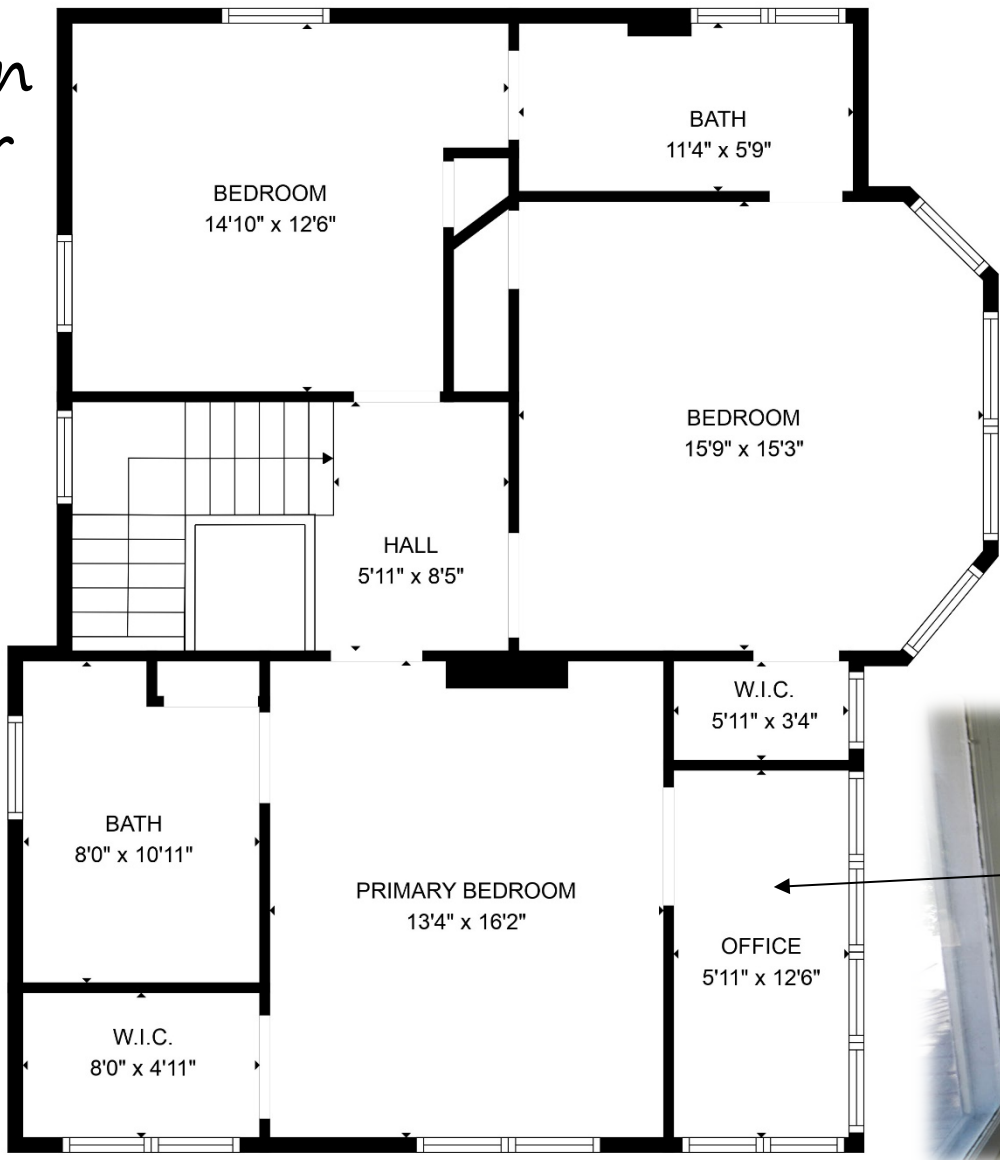


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\*Floorplan  
2nd Floor



\*Floorplan created by Cubicasa App. Measurements deemed reliable but not guaranteed.



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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 - Spectrum (888) 369-2408 (installed)

Elevate Fiber (877) 687-363 (available)

Clearnetworx (970) 240-6600 (available)

## EXCLUSIONS

All owner personal property

## INCLUSIONS

- Gas stove
- 2 hand sinks
- Mop sink
- 3-bay sink
- Washer & dryer
- 5 speakers and subwoofer
- 2 window AC units
- Shelving in kitchen
- Microwave & microwave cabinet
- Lowboy refrigerator
- Small ice maker
- Commercial ice maker
- 2 original lighting sconces



Historic Photo of Living Room

2 original lighting fixtures are included



Garage



Tool Shed

## PROPERTY SPECIFICS

Kitchen updated in 2007

**Heat:** Natural gas furnace. Currently blower motor does not function and will need replaced. Heat works but blower is instrumental in distributing heat

**Cooling:** 2 window AC units

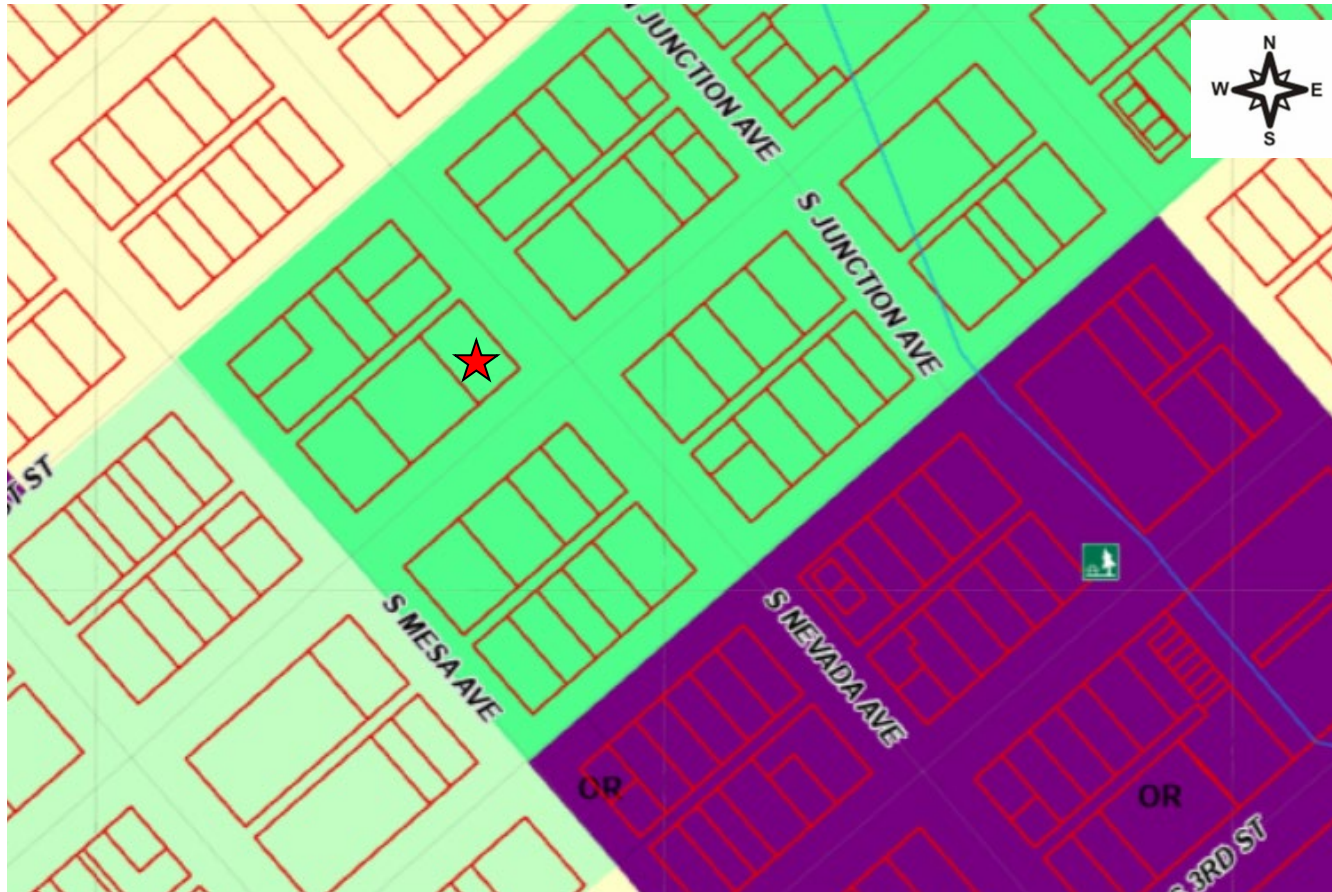
**Fireplace:** Not operational since 1989
























### 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 Montrose Economic Development at (970) 249-9438

# City 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-2 in the city of Montrose
  - B-2 zoning regulations on following pages
  - Contact William Reis with City of Montrose at (970) 240-1475 for more information

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

LEGEND: ZONING DISTRICTS
OR: Office-Residential
P: Public
B-1: Central Business
<b>B-2: Highway Commercial</b>
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?nodid=PTIICOOR\\_TITXILADERE\\_C\\_H11-7ZORE\\_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodid=PTIICOOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS)

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LANDUSE	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 bodyshops			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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OR: Office-Residential
P: Public
B-1: <del>Central Business</del>
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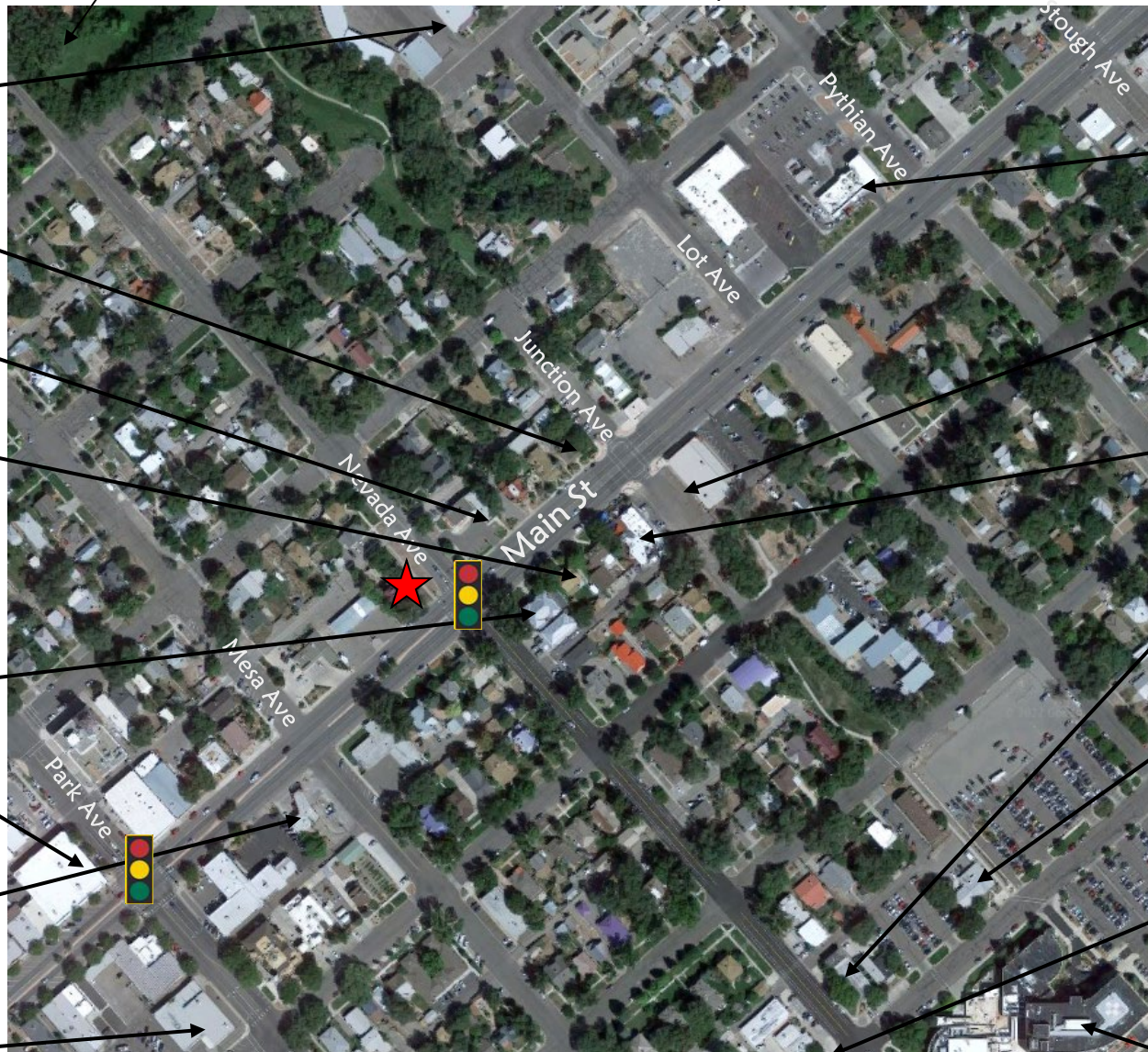
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LANDUSE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services								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
RESIDENTIAL USES									
Duplex	P		P	P	P	P	P	P	P
Group homes-handicapped/disabled 8 person or less	P		P	P	P	P	P	P	P
Group homes-handicapped/disabled >8 person	C		C	C	C	C	C	C	C
Group homes, other	C		C	C	C	C	C	C	C
Home occupation	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	

# Vicinity Map

Buckley Park



Canyon Creek  
Bed & Breakfast

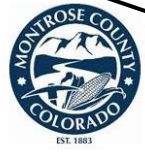


★ Subject Property (Boundaries are approximate)



MONTROSE  
ANESTHESIA

Breathe A Little Easier®





# Recap

Acres (MOL)	Unit Sq.Ft. (MOL)	Listing Price	Price Per Sq.Ft.
0.21	2,343	\$378,888	\$161.71



- ~2,343 sq.ft. downtown historic home built in 1915
- Prime corner lot in the heart of Montrose
- Updated plumbing and electrical systems (2008)
- 3 bedrooms and 2.5 bathrooms
- Versatile property with ample space and potential
- Previously utilized as a deli, coffee shop, and commercial kitchen
- Zoned B-2, ideal for restaurants, multi-family dwellings, and retail establishments
- Opportunity Zone designation with tax break incentives
- Own a piece of Montrose history with endless possibilities

*Incredible tax break with Opportunity Zone designation!*

## Listing Price

# \$378,888

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