

500 S Hwy 50 Business Loop Olathe, CO 81425



COMMERCIAL SALE INFORMATION PACKET



*John Renfrow * Renfrow Realty*

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

www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified

Member of:



RMCRE NETWORK PARTNER
www.RMCRE.org



Prime Commercial Opportunity: Modern Building with High Visibility and Tax Incentives



500 S Highway 50 Business Loop
Olathe, Colorado

MLS# 836446

~Acres	~Land Sq. Ft.	~Unit Sq.Ft.	Listing Price	Price Per Sq.Ft.
1.35	58,806	4,926	\$949,888	\$192.83

Versatile, Easily Accessible, and Strategically Located

Incredible tax break with Opportunity Zone designation!

Set directly on the Highway 50 Business Loop in Olathe, Colorado, this modern ~4,927-square-foot commercial building sits on a ~1.35-acre lot with exceptional street visibility along one of the Western Slope's busiest corridors. Positioned roughly 11 miles from both Montrose and Delta and within easy reach of Grand Junction, it offers convenient access to the region's key markets and a steady flow of daily highway traffic. Ample on-site parking and an included storage shed with an overhead garage door add everyday functionality, while a flexible floor plan and generous highway frontage make the property strategically suited to a wide range of business uses.



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Aerial Photo



Photo from City of Montrose GIS/EagleView



--- Subject Property*

Delta ~11 miles North
Grand Junction ~50 miles North
Montrose ~11 miles South

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

(970) 249-5001

- ↑ Head toward Montrose Dr
285 ft

- ↶ Turn left at the 1st cross street onto Montrose Dr
66 ft

- ↶ Turn left at the 1st cross street onto S Townsend Ave
i Pass by Burger King (on the left in 1.3 mi)
6.0 mi

- ↑ Continue onto US-50 W
4.9 mi

- ↶ Turn left onto US-50 BUS W
249 ft

- ↷ Turn right to stay on US-50 BUS W
0.5 mi

- ↷ Turn right
i Destination will be on the left
230 ft

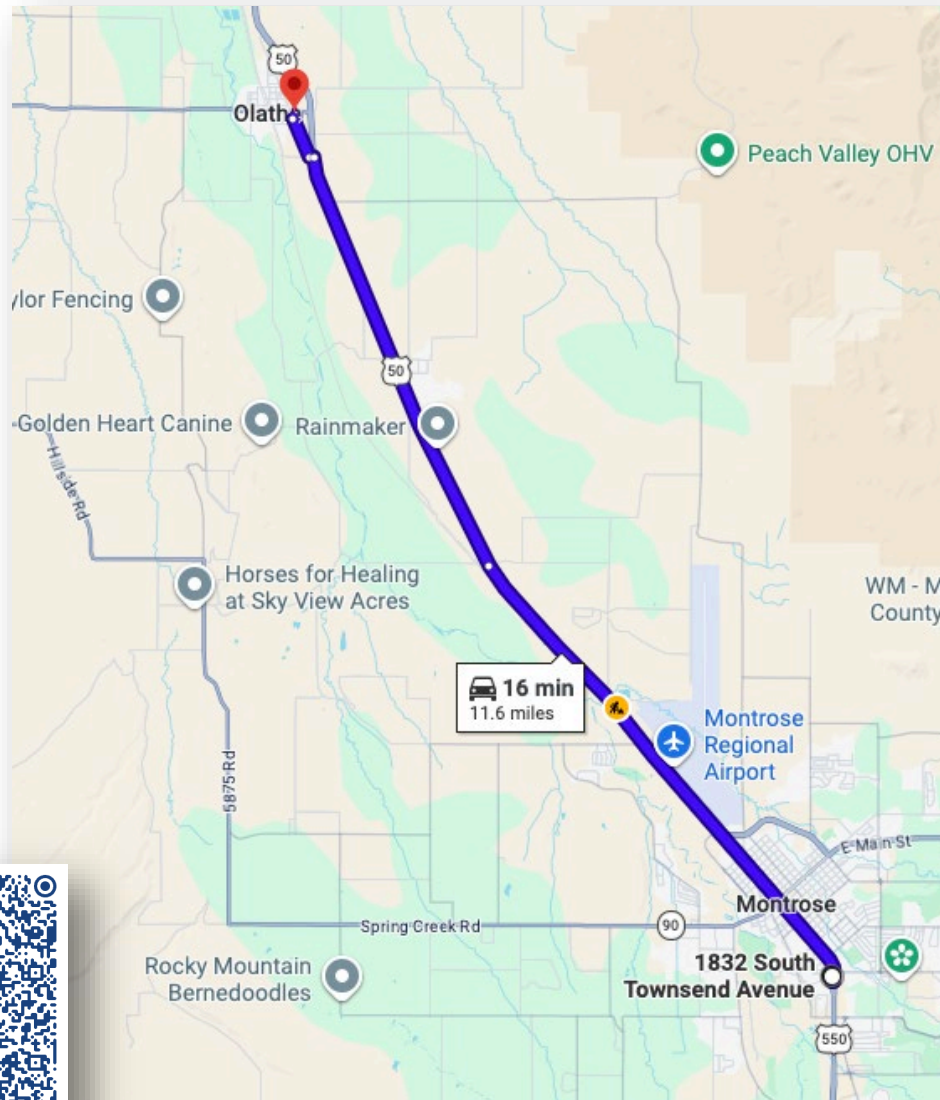


Photo from Google Maps



Scan QR code for Google
Maps Directions

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Montrose County Assessor Property Account Detail*

Account Detail

Account: R0650175

Tax Information

2026 (Estimated)	\$27,663.44
2025 (Actual)	\$29,876.40

Legal Description

Parcel Number: 3723-151-00-027

Legal Summary: S: 15 T: 50 R: 10 A TRT DAB
 AT PT WHICH IS S 113.2FT FROM THE N4
 COR SEC 15;
 TH W ALG S SD 5TH ST 245.5FT;
 TH S 22D11M E 623.5FT;
 TH N ALG C LN SEC 15 573.1FT TO POB;LESS
 .228AMOL HWY ROW BK 619 PG 617

Assessment Information

Actual (2026) \$1,437,060

Assessment Breakdown

Type	Actual	SqFt	Acres
Improvements	\$1,277,280	4,927	
Land	\$159,780		1.35

Actual Year Built: 1998

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



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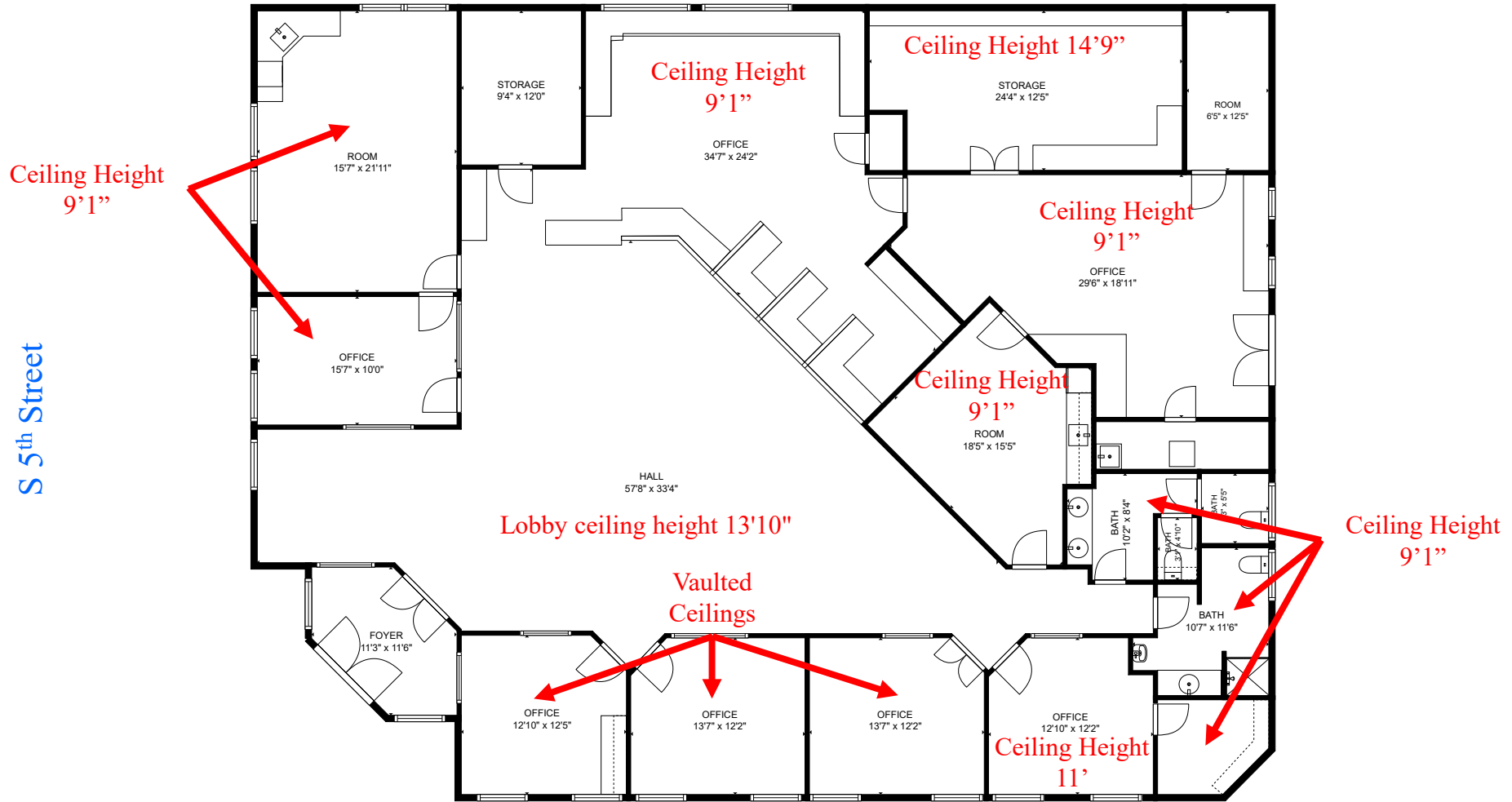
Meeting Room, Back Rooms and Storage Photos



Exterior Photos



Floorplan*



South Highway 50 Business Loop

*Floor plan created by Cubicasa application.
Measurements deemed reliable but not guaranteed

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UTILITIES

- Water/Sewer/Trash – Town of Olathe (970) 323-5601
- Electricity – DMEA (970) 240-6893
- Natural Gas – Black Hills Energy (888) 890-5554
- Internet – Elevate (available, not installed) (844) 386-8744
Century Link available, not installed (855) 448-6382

DEED RESTRICTION

- Seller has a deed restriction for any business regulated as a financial institution under federal or state law – including but not limited to banking, mortgage lending, consumer lending, commercial lending etc

INCLUSIONS AND EXCLUSIONS

- Inclusions – Detached storage shed
- Exclusions – Owner personal property

OTHER DOCUMENTS AVAILABLE UPON REQUEST

- Building Prints (original drawings)
- Appraisal
 - East West Econometrics (303) 437-1651
 - April 12, 2025

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 City of Montrose at (970) 250-2189



Detached Storage is included



PROPERTY SPECIFICS

Heat and Cooling: Geothermal Heat Pump



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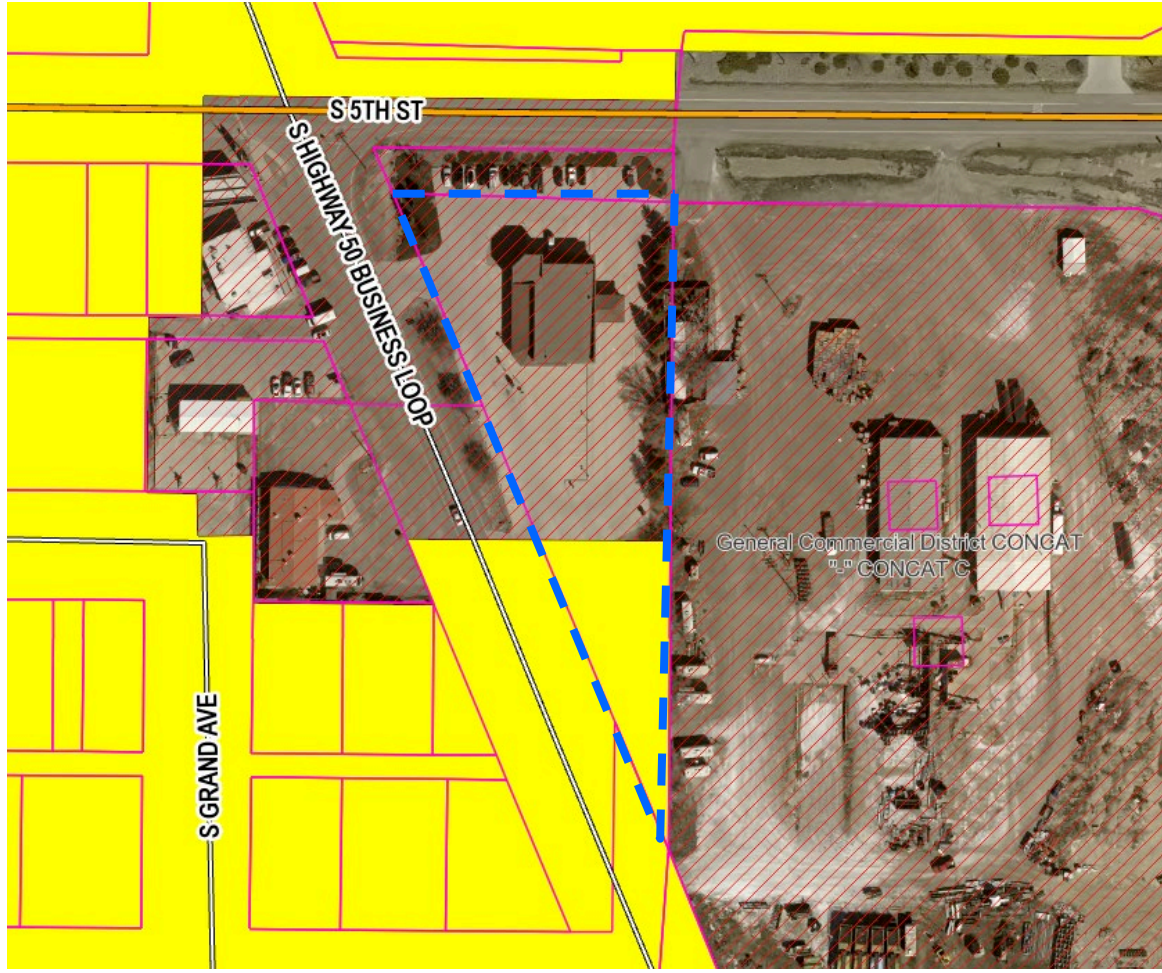
Understanding Parking Lot

- CDOT Property
- - - Subject Property



Colorado Department of Transportation (CDOT) owns a portion of the north parking lot. There is a current lease in place with Bustang Bus Service. Travelers will have access to park in this area. The stop is across the street at the convenience store.

Olathe Zoning Map



Olathe Zoning Districts

Zoning






-  AA
-  RR
-  R
-  P
-  M
-  B
-  C
-  I

Photo from Montrose County GIS/EagleView

(Boundaries are approximate and should be verified)

--- Subject Property

Property is Zoned General Commercial District "C" & Residential "R" in the Town of Olathe

- Zoning regulations on the following pages
- Call Town of Olathe for more information (970) 323-5601

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Town Olathe Zoning Breakdown*

Central Business District “B”

1. **This business district** is intended as a shopping and business center for the Town of Olathe. The best intensive use of buildings and land is encouraged with parking, primarily a public concern. This district is oriented to pedestrian traffic.
2. **Permitted Uses.**
 - a. Retail stores, business offices and service establishments and professional offices.
 - b. Public buildings and uses.
 - c. Private and Fraternal Clubs.
 - d. Restaurants, lounges and liquor stores.
 - e. Movie Theater.
 - f. Laundromats.
 - g. Parking lots.
 - h. Residential dwellings provided they meet the requirements of the residential district.
 - i. Churches (Ord. 05-1996)
 - j. Campgrounds (Ord. 2010-07)

General Commercial District “C”

1. **This General Commercial District** is intended to provide location for business oriented toward servicing the vehicular customer. It also may include certain manufacturing operations provided they are not objectionable because of noise, dust and odor. Off street parking is a requirement for business in the district.
2. **Permitted Uses.**
 - a. Those uses permitted in the Central Business District.
 - b. Motels.
 - c. Drive-in restaurants.
 - d. Auto repair shops, service stations.
 - e. Light manufacturing operations.
 - f. Car washes.
 - g. Convenience food stores.
 - h. Mobile home parks and travel home parks.
 - i. All types of outdoor sales and service.
 - j. Warehouse and storage provided the outside storage is fenced.
 - k. Kennels licensed pursuant to Town ordinance. (Ord. 7-1993)

Zoning breakdown can be found at:

http://www.townofolathe.org/uploads/2/8/1/7/28173959/title_x_-_chapter_4-0.pdf

For more information, please contact
Scott Eklund 970-323-5601 or seklund@olatheco.us

* Taken from Town of Olathe Municipal Code Revised December, 2021

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Town Olathe Zoning Breakdown*

Residential District “R”

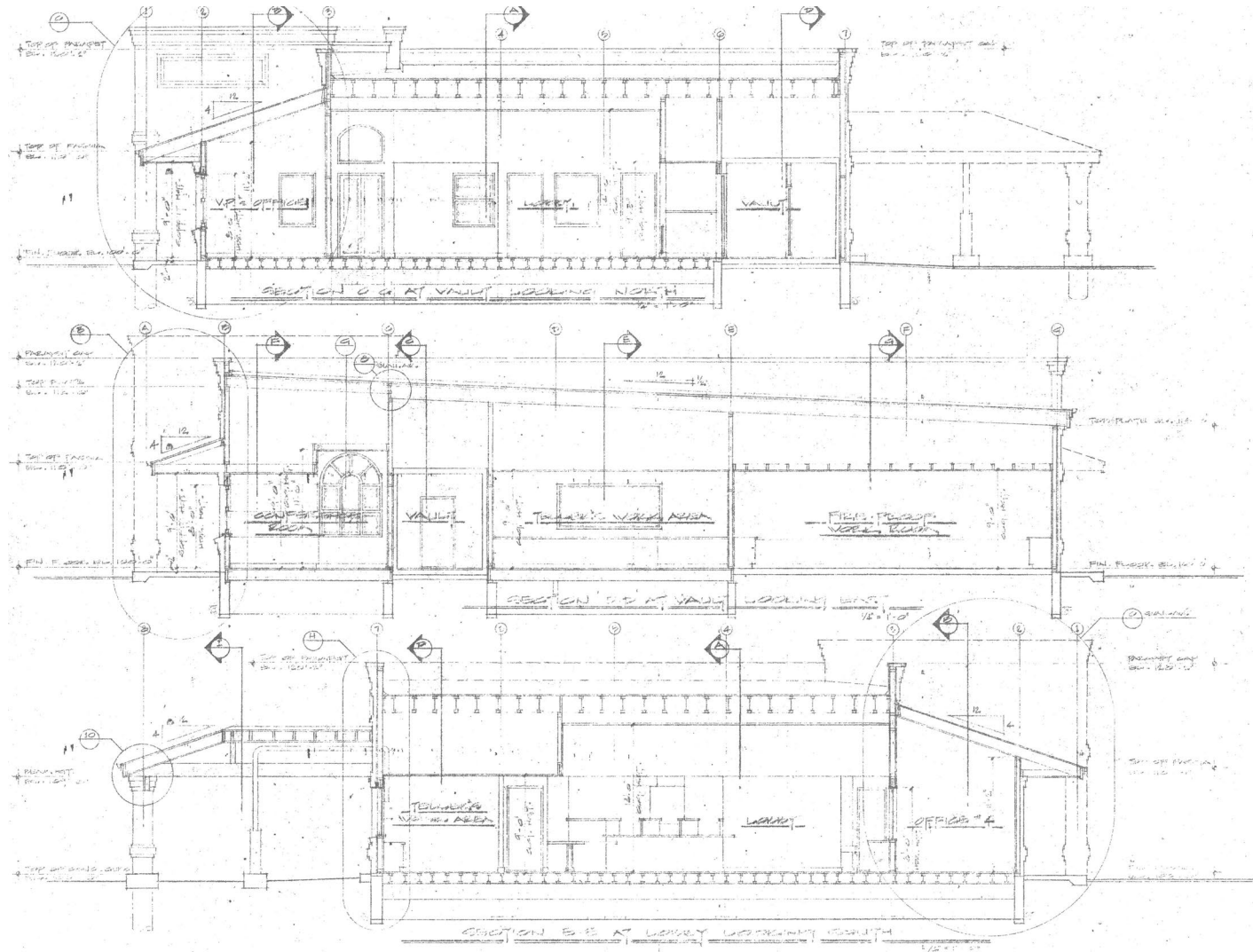
1. **The Residential District** is intended primarily for conventional built houses, modular houses, and mobile homes, which meet certain performance criteria, and accessory uses. Dimensional and parking requirements are provided in Section 10-4-5. 2.
2. **Permitted Uses.**
 - a. One, two and multi-family dwellings, including modular houses, mobile homes, and conventional built houses which meet the performance standards of paragraph(3);
 - b. Schools, parks, churches, cemeteries; c. Accessory uses, including home occupations, which comply with the requirements of Subsection 10-4-6(B)
3. **Performance Standards.**
 - a. Residences shall have a minimum width of 20 feet and length of 20 feet, and a pitched roof.
 - b. No corrugated metal or shiny siding may be used on any residence.
 - c. The requirements of Section 10-4-5 shall be met. 4.
4. **Conditional Uses:** (Ord. 5-1994)
 - a. Day care facilities for children under the age of fourteen (14).

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Property at a Glance

Incredible Tax Benefit!

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1.35	58,806	4,926	\$949,888	\$192.83



- Address: 500 S Highway 50 Business Loop, Olathe, CO 81425
- ~4,926 sq ft commercial building (built 1998) on a ~1.35-acre lot
- Ample on-site parking, plus an included storage shed with overhead garage door
- High visibility on Highway 50 Business Loop — about **11 miles** to Montrose and Delta, **50 miles** to Grand Junction
- Zoned General Commercial "C" and Residential "R" in Town of Olathe
- Full municipal utilities; Geothermal heat and air conditioning
- IRS-designated Opportunity Zone — capital gains tax deferral for investors

Opportunity Zone Designation provides tax incentives, adding to its appeal

\$949,888

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