

555 Spring Creek Road/Highway 90

Montrose, Colorado 81403



Commercial Property 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

Move-In Ready Commercial Building!



555 Spring Creek Rd
Montrose, Colorado
MLS# 839190

~ Acres	~ Building Sq. Ft.	Listing Price	Building \$/Sq. Ft.
0.48	1,836	\$494,888	\$269.55

~ Secure your business location with room to grow and operate ~

555 Spring Creek offers a rare opportunity to acquire a functional, move-in ready commercial property in Montrose County with frontage on Highway 90. Situated on **0.48 acres** with **General Business zoning**, this **~1,836 SF building** is well-suited for a variety of end users seeking flexibility, security, and room to operate. The property is currently **vacant and ready for immediate occupancy**, allowing an owner-user to step in without delay. A standout feature is a partially **fenced yard with a concrete slab**, providing **added security** and an ideal space for **equipment storage, outdoor operations, or additional work area**. With **easy access to main corridors** and positioned in a **growing area of Montrose**, this property supports a wide range of business uses. Whether for a **contractor, service provider, or small business operator**, 555 Spring Creek delivers practical functionality with long-term upside.

BASECAMP

Apartments

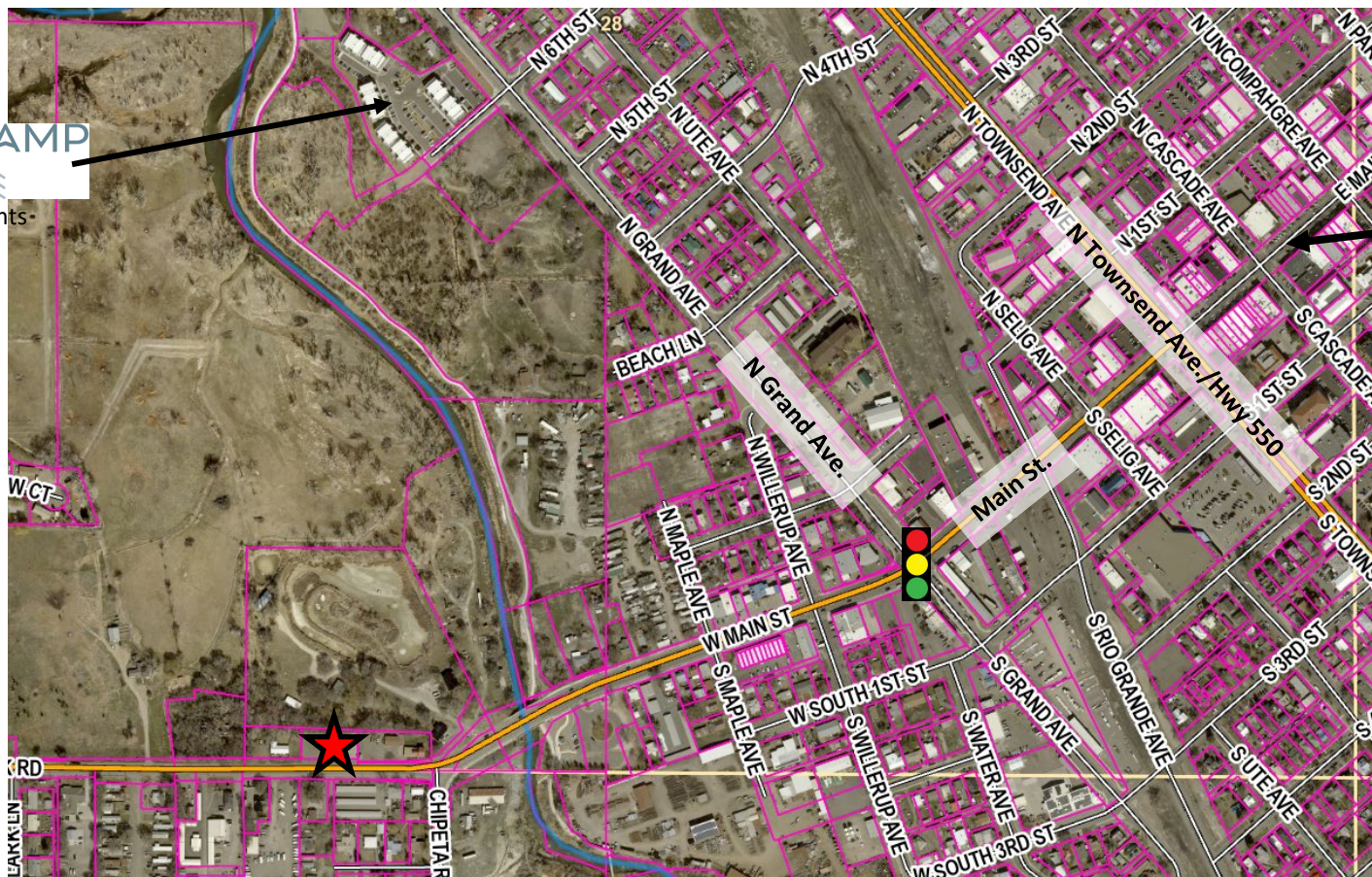


Photo from Montrose County GIS/EagleView



 **Subject Property**



Rev A

*Boundaries are approximate and should be verified
Information deemed reliable, but not guaranteed and should be verified.

Directions

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

- > Take Poplar St and Columbia Way to S Townsend Ave
2 min (0.5 mi)
- ↶ Turn left onto S Townsend Ave
38 sec (0.2 mi)
- ↶ Turn left onto Colorado Ave
58 sec (0.3 mi)
- > Continue on S Rio Grande Ave. Drive to Spring Creek
3 min (1.1 mi)

555 Spring Creek Rd
Montrose, CO 81403

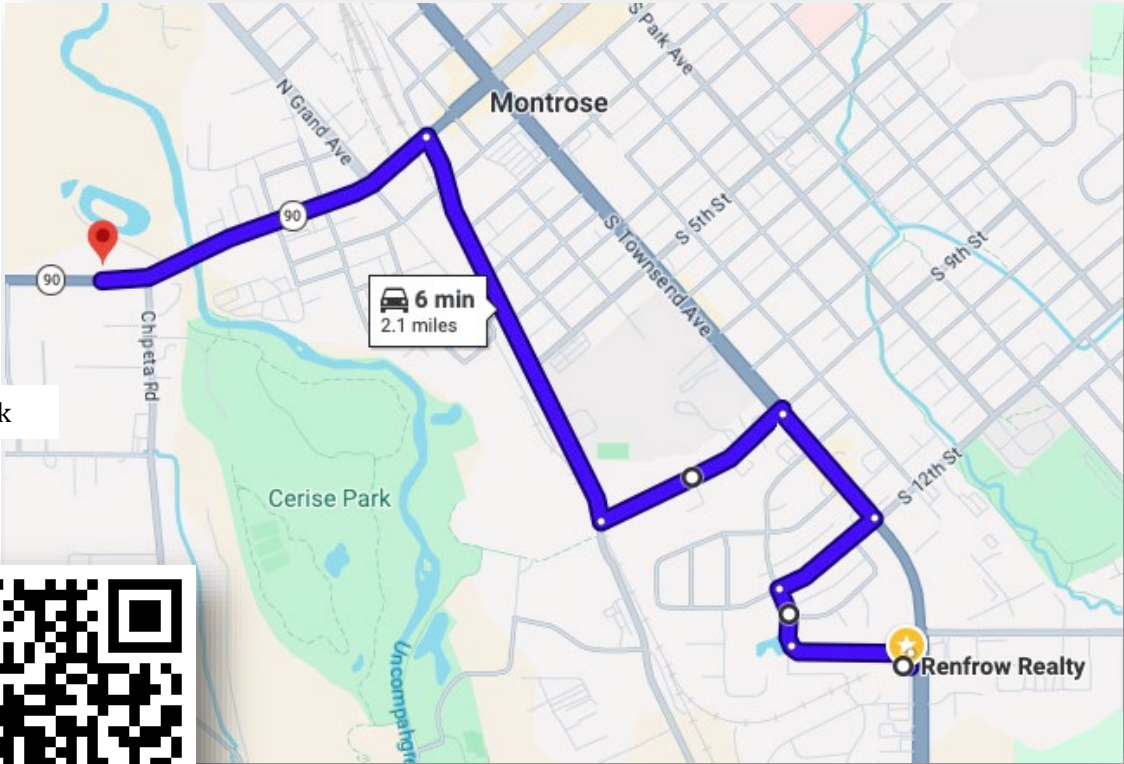


Photo from Goole Maps



Scan QR for directions
from Google maps

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Montrose County Assessor Property Account Detail*

Account Detail

Account: R0650731

Tax Information

2026 (Estimated)	\$5,468.60
2025 (Actual)	\$5,906.80

Assessment Information

Actual (2026)	\$305,020		
Type	Actual	Sq Ft	Acres
Improvements	\$208,210	1836	--
Land	\$96,810	20909	--

= .48 ac

Property Information

Parcel Number: 3767-283-00-038

Legal Summary: Subd: WATERMAN MINOR
SUBD Lot: 2 S: 28 T: 49 R: 9

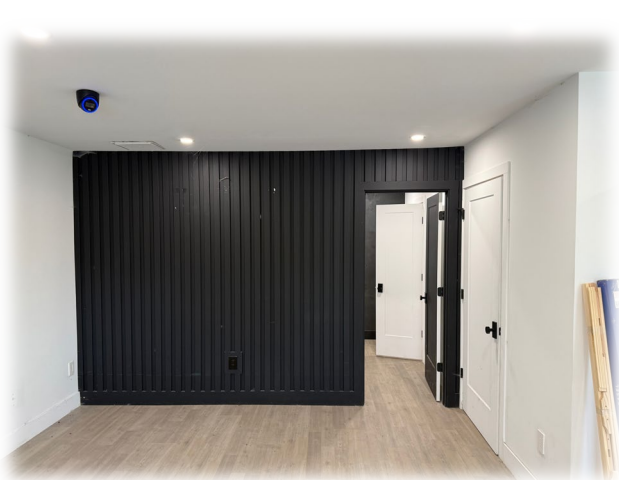
Actual Year Built: 1988



Exterior Photos



Lobby & Private Office Photos



Shop/Work Room Photos



General Information

UTILITIES

- ❖ Water – City of Montrose (970) 240-1400
- ❖ Sewer – West Montrose Sanitation (970) 249-1686
- ❖ Gas – Black Hills Energy (800) 563-0012
- ❖ Electricity – DMEA (970) 249-4572
 - ❖ 200 amp Single Phase
- ❖ Internet
 - Spectrum Internet (877) 959-1799
 - Installed
- ❖ Fiber
 - Elevate (844) 386-8744
 - Available, not installed
 - Clearnetworx (970) 240-6600
 - Infrastructure would need to be installed

EXCLUSIONS

- ❖ Tenants/Owner personal property

PROPERTY SPECIFICS

- ❖ Heat
 - Forced Air
 - Furnace replaced in 2021
- ❖ Air Conditioning
 - Forced Air
- ❖ Tankless water heater
 - Installed 2023
- ❖ Led lighting
 - Installed 2023
- ❖ Main Water Line and Water Shutoff
 - Replaced 2026

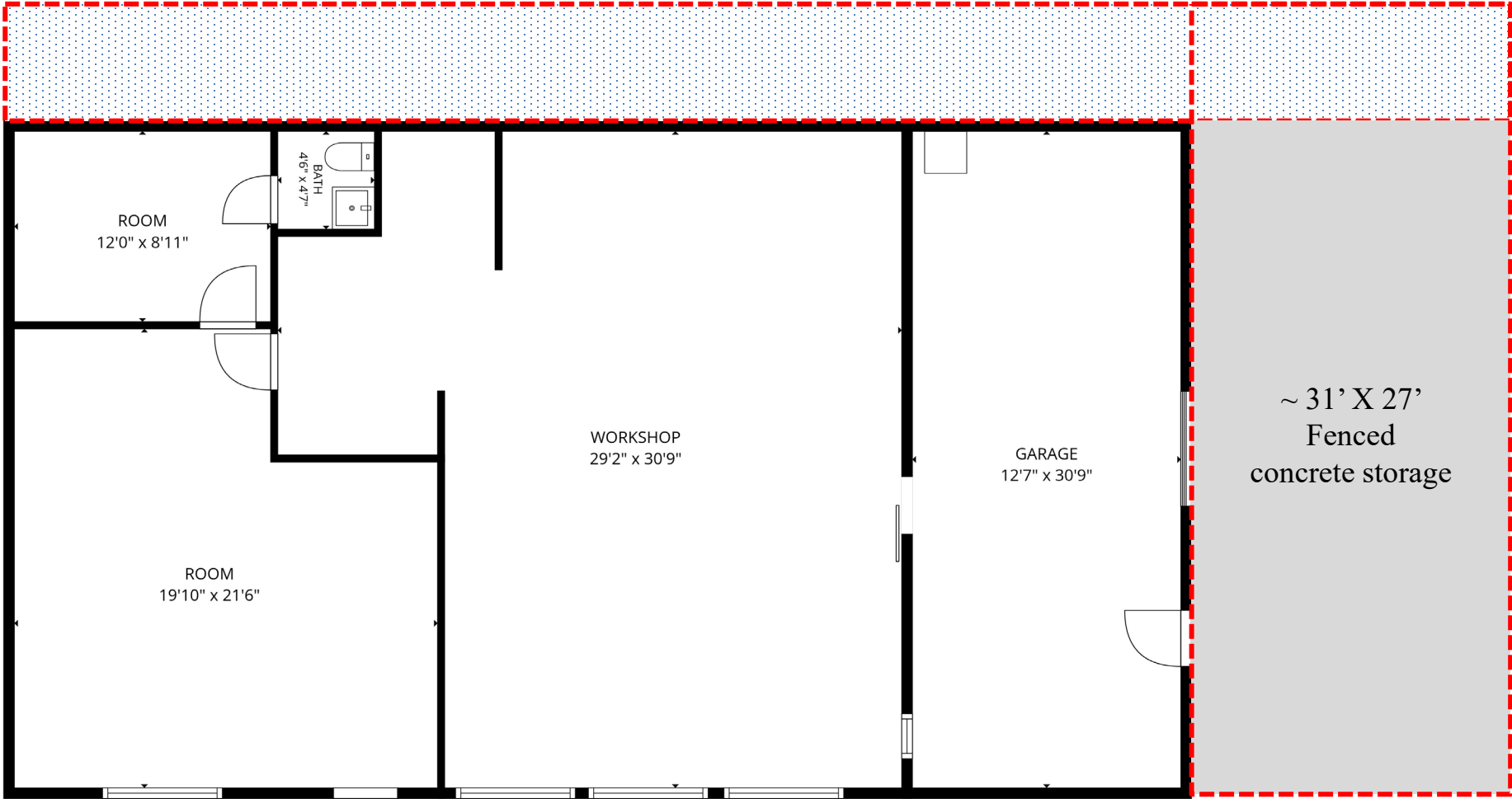


ADDITIONAL DOCUMENTS – available upon request

- ❖ Improvement Location Certificate
 - ❖ Gunnison Valley Survey (970) 240-0976
 - ❖ February 24, 2012
- ❖ Waterman Minor Subdivision
 - ❖ Mesa Engineering
 - ❖ November 15, 1978
- ❖ Sewer Scope Video
 - ❖ AAA Locators (970) 240-9848
 - ❖ 2025
- ❖ Property Inspection
 - ❖ HCI Inspections (970) 318-0120
 - ❖ March 12, 2025

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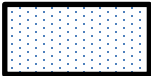


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Parking Lot

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Gravel Area- Fenced in



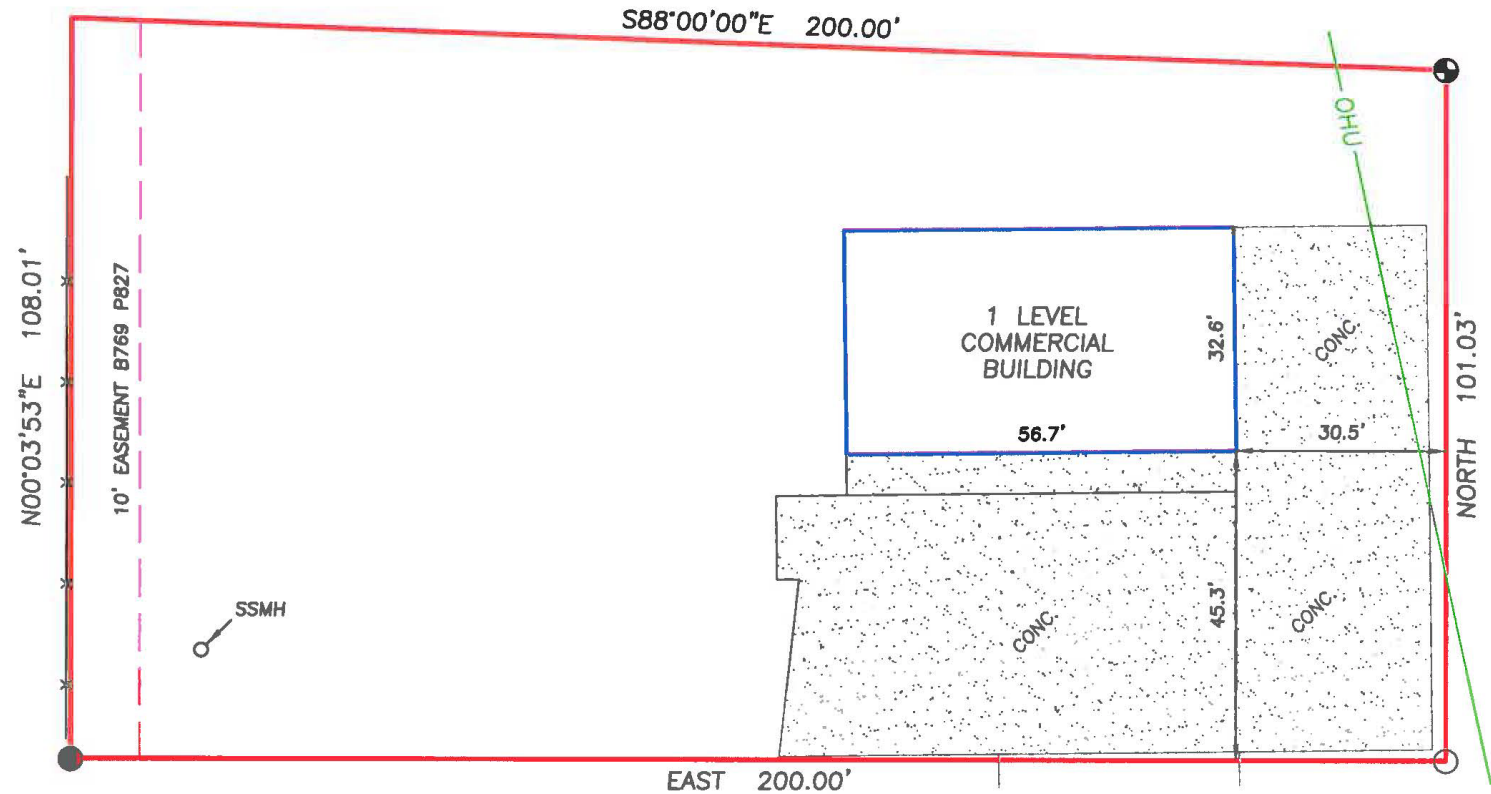
Chain link fence



Concrete slab



Improvement Location Certificate



SPRING CREEK BOULEVARD



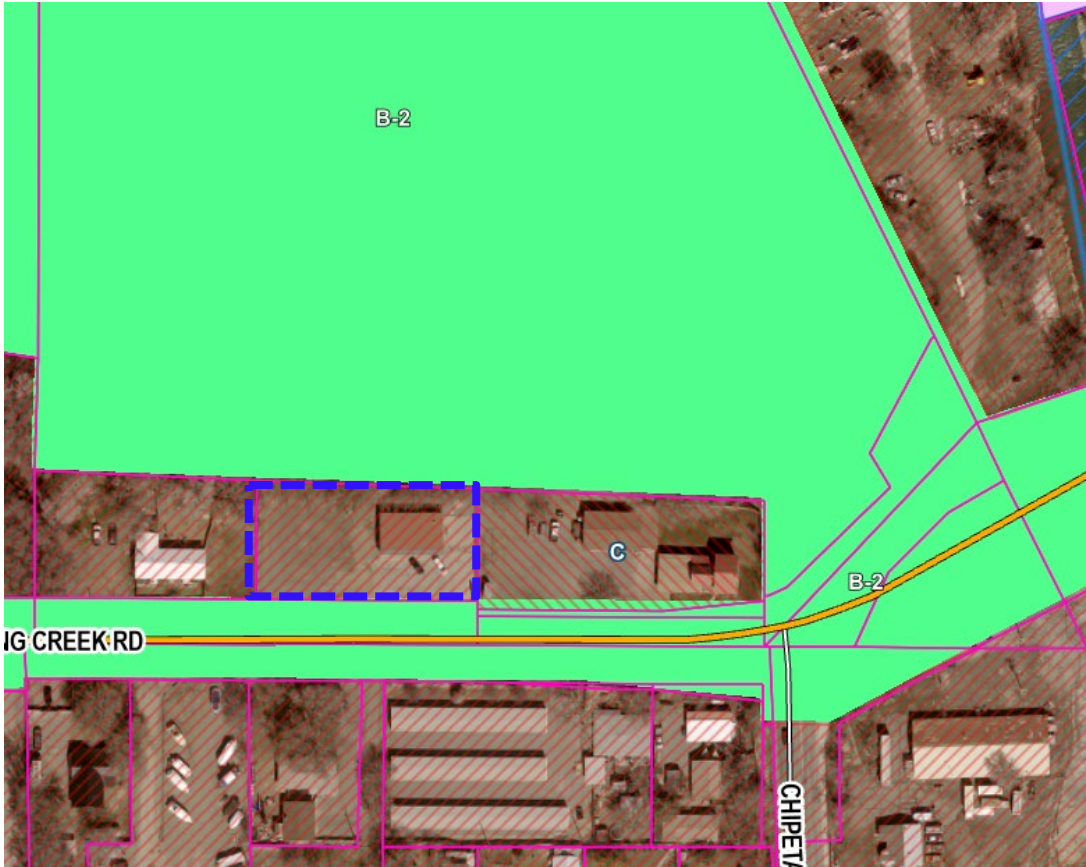
Performed by:
Gunnison Valley Survey (970) 240-0976
February 24, 2012



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Montrose County Zoning Map



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"

-  Subject Property is in the City of Montrose zone B-2, MHR, R-3, R-4 and County Zoning General Business "B"
- Zoning Regulations are on the following pages
- For more information contact City of Montrose (970) 240-1475 or Montrose County (970) 249-6688



Zoning Breakdown — Montrose County

"B" General Business*

Montrose County Zoning Regulations, Sec. II — Zone District Standards,
recorded 7/1/2026

Intent:
A general sales, office, and service district designed to provide a broad range of compatible services for both the general and traveling public. All operations shall be for sales or rental of products, and the provision of personal or business services.

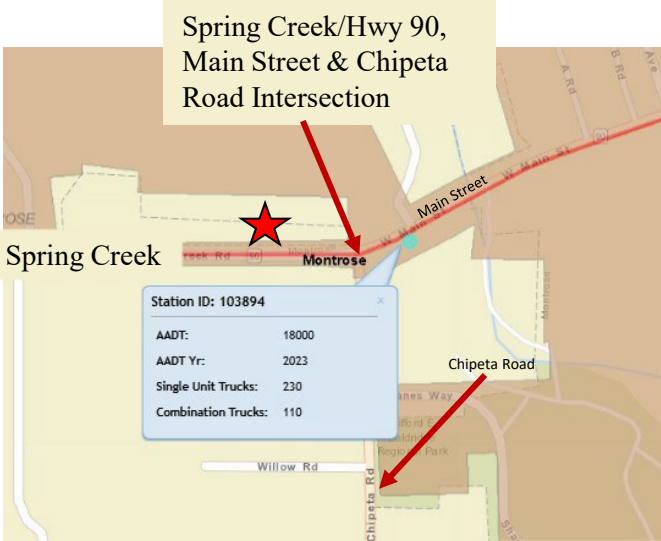
Legend: **R** = Permitted by right | **C** = Conditional use | **S** = Special use permit | **—** = Not permitted
A = Accessory use | **T** = Temporary use (permit required)

Permitted Land Uses — B (General Business):

Land Use	B	Land Use	B	Land Use	B	Land Use	B
Ag Product Distribution/Storage	—	Brewpub	R	Personal Services	R	Airport, Heliport	S
Ag Product Sales	—	Microbrewery, Distillery	R	Professional Office	R	Auto Service & Repair	—
Ag Product Manufacture	—	Restaurant	R	Professional Services	R	Vehicle/Equipment Sales	—
General Farming/Ranching	—	Brewery, Distillery, Winery	—	Govemment Facility	R	Heliport	R
Hemp Processing	—	Food Processing/Packaging	—	Public Utility Facility	R	Truck Stop	—
Composting Facility	—	Group Home	R	Public Utility Infrastructure	—	Salvage Yard	—
Commercial Nursery	—	Senior Housing	R	Utility Transmission Lines	R	Distribution/Warehousing	—
Livestock Confinement	—	Hospital	R	Telecommunication Facility	R	Mini-Storage Warehouse	R
Retail Nursery	—	Medical/Dental Clinic	R	Battery Energy Storage (BESS)	—	Wholesale Establishment	—
Stable	—	Massage Therapy Business	R	Power Generation	—	Solid Waste Disposal	—
Kennel	—	Natural Medicine Business	—	Renewable Energy, Large	—	Accessory Dwelling Unit (ADU)	R
Veterinary Clinic	R	Dwelling, Single-Family	R	Renewable Energy, Small	R	Accessory Structure/Building	R
Child Care Center	R	Dwelling, Duplex	—	Campground	—	Accessory Use	R
Cemetery	—	Dwelling, Multiple-Family	—	Recreation Facility, Indoor	R	Onsite Energy Generation	R
Cemetery w/ Crematorium	—	Short-Term Rental	R	RV Park	R	Home Occupation	R
Community Center	R	Hotel/Motel	R	Amusement Facility, Indoor	R	Outdoor Storage	R
Place of Assembly/Worship	R	Manufacturing, Light	—	Amusement Facility, Outdoor	S	Roadside Stands	—
Public Facilities	—	Manufacturing, Medium	—	Recreation Facility, Outdoor	—	Yard or Garage Sale	R
Educational Facility	R	Manufacturing, Heavy	—	Shooting Range, Commercial	—	Construction Office	R
Winery	—	Natural Resource Exploration	—	General Retail	R	Temporary Occupancy of RV	—
Tasting Room	—	Natural Resource Extraction	—	Heavy Retail	—	Temporary Workforce Housing	—
Bar or Tavem	R	Park	R	Sexually Oriented Business	—		



Traffic Count Information



555 Spring Creek



DAILY TRAFFIC (06/20/2023)

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	6	4	1	9	21	70	206	345	343	296	282	298	294	216	223	233	294	238	198	125	94	80	25	7
S	5	4	3	2	8	31	55	139	182	206	192	249	296	235	221	281	342	403	280	226	179	110	57	19

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).

Contact Brian Killan with CDOT about traffic and access information. (970) 683-6284

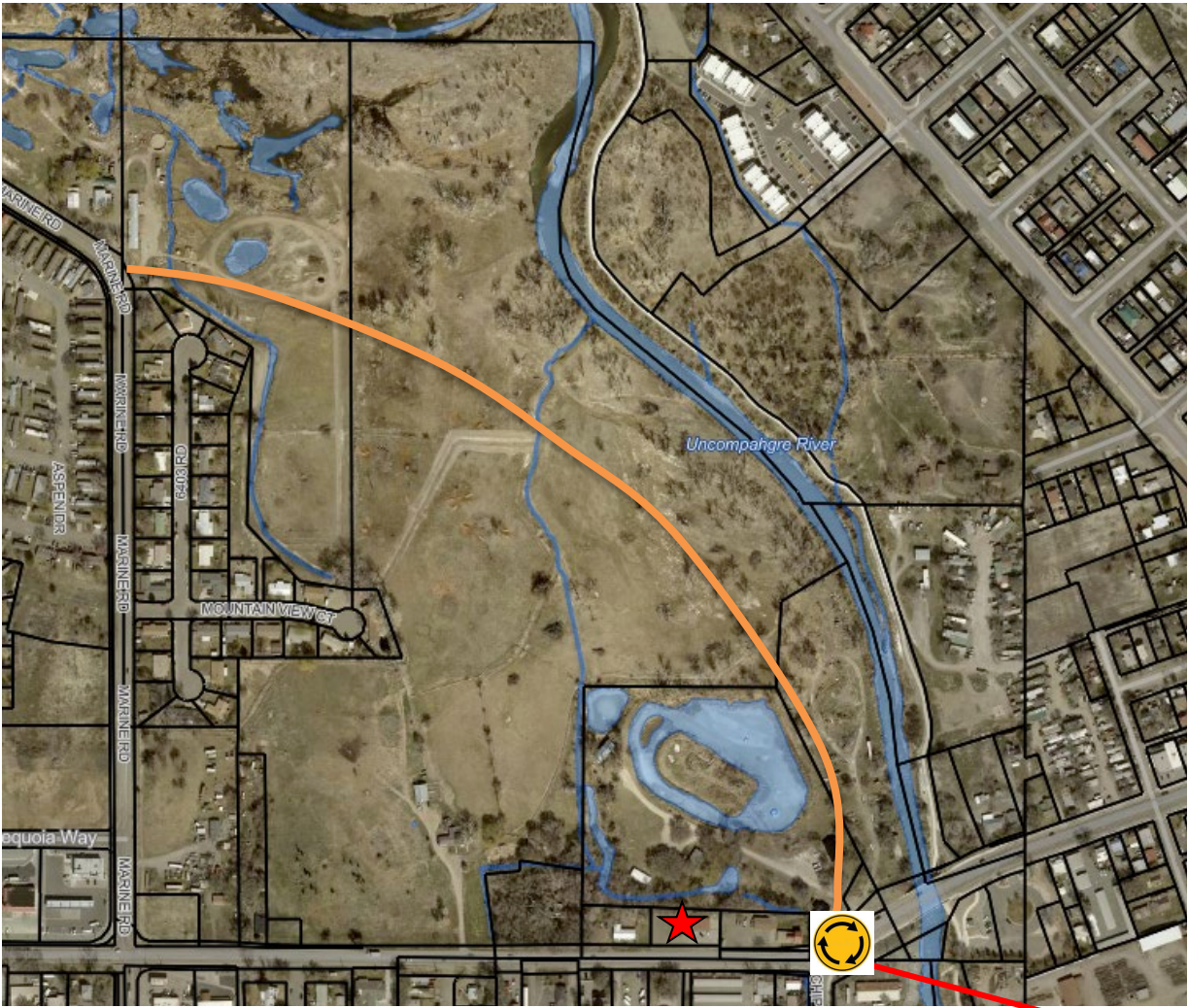
FUTURE TRAFFIC (Projection Year 2044)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
103894	090B	89.394	89.858	18,000	2024	230	110	1.9	10	20,376

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 <https://dtdapps.coloradodot.info/otis/TrafficData>
Information deemed reliable, but not guaranteed and should be verified.

Understanding Future Traffic if developed for Multi-use or high density*



Potential future road to connect Marine Road to Roundabout (Spring Creek, W. Main and Chipeta Rd)

Subject Property (all parcels)



Potential future Roundabout with Spring Creek, W. Main and Chipeta Road

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 - ❖ Spring Creek/Hwy 90
 - ❖ General Business zoning in Montrose County
 - ❖ Vacant and ready for immediate occupancy
- ❖ Small fenced yard with concrete slab for secure storage/use
 - ❖ Ideal for contractors, service businesses, or owner-users
- ❖ Convenient access to major routes and surrounding growth
 - ❖ Excellent visibility with Pole Sign on Spring Creek Rd.

\$494,888

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