

# 140 S Uncompahgre Ave

Montrose, Colorado 81401



## COMMERCIAL SALE INFORMATION PACKET



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

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

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

Member of:



RMCRE NETWORK PARTNER  
[www.RMCRE.com](http://www.RMCRE.com)

140 S Uncompahgre Ave  
Opportunity Zone designation!

MLS#	Bldg Sq.Ft. (MOL)	Listing Price	\$/Sq.Ft.
820434	1,332	\$234,888	\$176.34

## Commercial Condo Near Downtown Montrose



--- Subject Property Boundary

Situated just north of the Main Street Downtown Montrose corridor, this commercial condo is ~1,332 sq. ft. of ground floor space on ~0.08 acres. The upstairs unit is owned separately and not for sale. The ground floor unit features 5 private offices that are currently utilized as medical treatment rooms. The property additionally features a waiting room, reception area, and one restroom. The property offers a selection of on and off-street parking options and has access off of S Uncompahgre Avenue. The property is zoned B-1 in the City of Montrose, which makes it ideal for retail and service establishments alike. Come and explore what this unique commercial condo has to offer to you and your business. The owner would entertain potential lease options after the current tenants vacate.

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*Boundaries are approximate and should be verified*

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# Property Aerial



Straw Hat Farm Market



Visitor's Center



Photo from Montrose County GIS / Eagle View

- 140 S Uncompahgre**
- Common Off-Street Parking**

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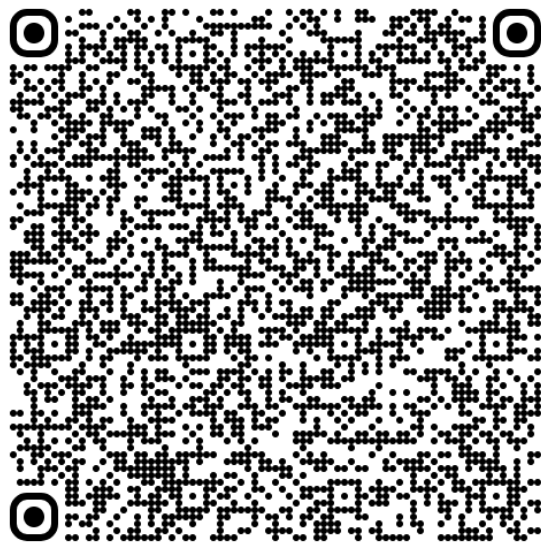


# Directions to Property

## *Starting from Renfrow Realty*

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  
2 min (0.7 mi)
- > Continue on S 2nd St to your destination  
1 min (0.2 mi)



Property directions  
via Google maps:

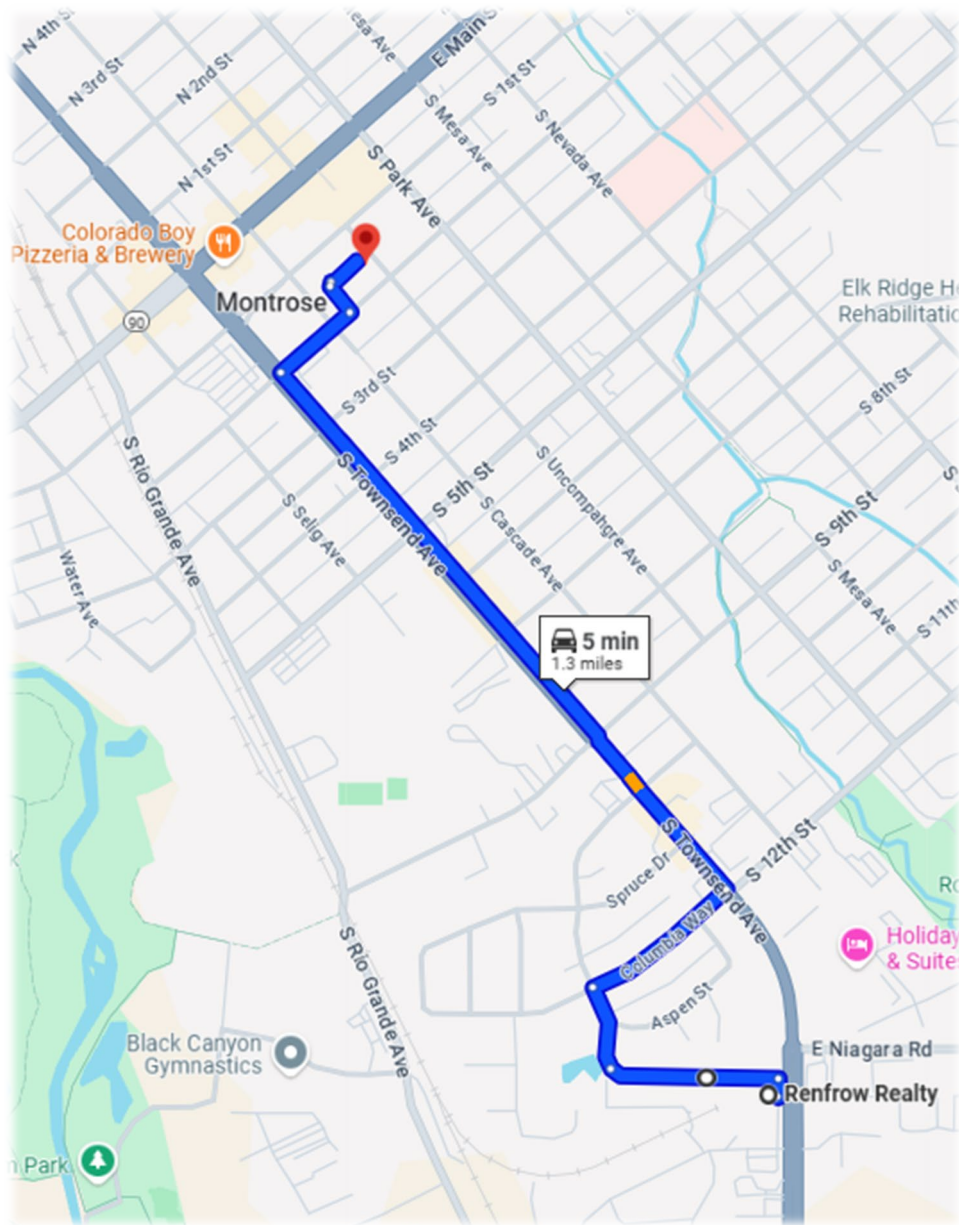


Photo from Google Maps

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# Montrose County Assessor Property Account Detail\*

## Account Detail

**Account: R0650762**

### Owner Information

**Owner Name:** Young, Charles E

### Legal Description

**Parcel Number:** 3767-273-54-001

**Tax Area Id:** -001005

**Legal Summary:** Subd: UNCOMPAHGRE AVE CONDOS  
Unit: 1 S: 27 T: 49 R: 9

### Tax Information

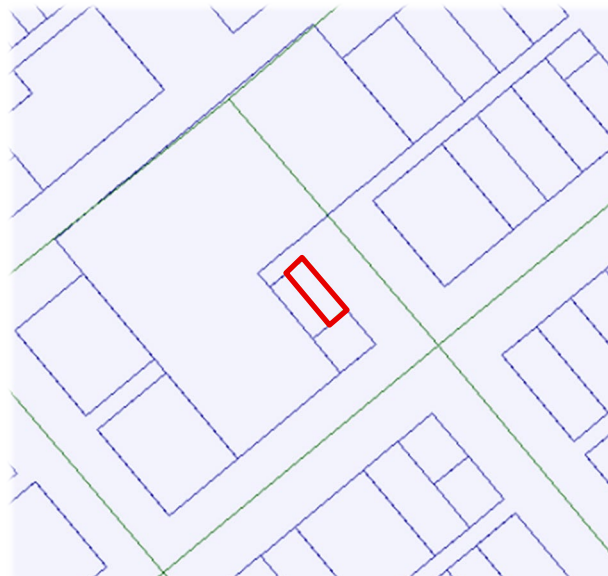
**2024: SB24233-Commercial applied** \$3,815.72

### Assessment Information

**Actual (2024)** \$192,090  
**Assessed** \$53,590

**Year Built:** 1982

Type	Actual	Assessed	SQFT
Improvements	\$192,090	\$53,590	1,332.0
Land	\$-	\$-	3,787.0



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

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# External Photos



On Street parking



Shared off-street parking split 50/50 with upstairs unit





# Interior Photos



Waiting Room



Reception



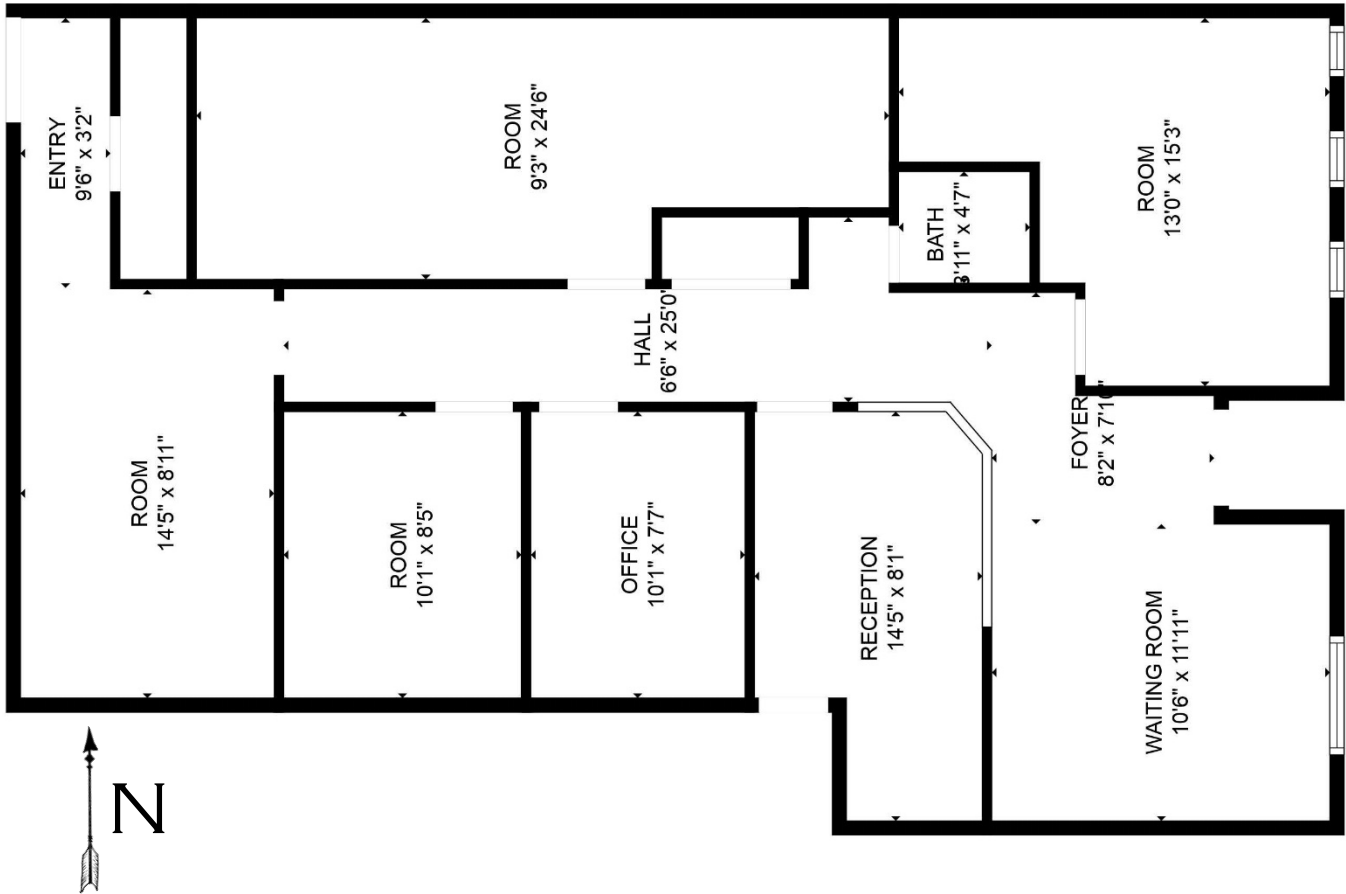
Office Rooms

*All furniture and equipment belongs to current tenant and is excluded*

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

# Floorplan

Shared Off-Street Paved Parking



S Uncompahgre Avenue



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# Unofficial Survey

## UNCOMPAHGRE AVENUE CONDOMINIUMS

THE NORTHERLY 75'-8" OF LOTS 23 & 24, BLOCK 86,  
TOWN OF MONTROSE NOW A PART OF CITY OF MONTROSE

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS (that FRANK J. WOODROW, VICTOR T. ROUSMAR and GERALD B. WEAVER, being the owners of the following described real property hereto declare and execute this Condominium Map and Subdivision Plan of UNCOMPAHGRE AVENUE CONDOMINIUMS, Montrose County, Colorado, as follows:

1. DESCRIPTION: The legal description of the real property laid out and platted as UNCOMPAHGRE AVENUE CONDOMINIUMS shown on the attached plat is: The rear 75 feet-8 inches of Lots 23 and 24, Block 86, Town of Montrose, now a part of the City of Montrose, Colorado.
2. CONDOMINIUM DECLARATION: The real property laid out hereon as UNCOMPAHGRE AVENUE CONDOMINIUMS, Montrose County, Colorado, is platted and dedicated pursuant to the terms and conditions of Condominium Declarations for UNCOMPAHGRE AVENUE CONDOMINIUMS, dated and recorded on 12/27/92, and recorded on January 21, 1993, in Book 1522, at Page 65 of the records of Montrose County, Colorado.

IN WITNESS WHEREOF, FRANK J. WOODROW, VICTOR T. ROUSMAR and GERALD B. WEAVER have executed this Dedication this 4th day of January, 1993.

*Frank J. Woodrow*  
FRANK J. WOODROW  
*Victor T. Rousmar*  
VICTOR T. ROUSMAR  
*Gerald B. Weaver*  
GERALD B. WEAVER

STATE OF COLORADO )  
COUNTY OF MONTROSE ) ss.

The foregoing Dedication was acknowledged before me this 4th day of January, A.D., 1993, by FRANK J. WOODROW, VICTOR T. ROUSMAR and GERALD B. WEAVER. Witness my hand and OFFICIAL SEAL: My commission expires 12/31/95.

*Steve J. Janich*  
Steve J. Janich  
Address: P.O. Box 327, Montrose, Colorado 81402

**SURVEYOR'S CERTIFICATE**

I, William B. Wiley, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Condominium Map of UNCOMPAHGRE AVENUE CONDOMINIUMS was made by me and under my supervision and is accurate to the best of my knowledge, that the improvements constructed conform substantially to this map, that this map fully and accurately depicts the layout, measurements and location of all the improvements on the real property, the condominium unit designations and dimensions of such units and elevations of the unfinished floors and ceilings, and further that this map was prepared subsequent to substantial completion of said improvements.

Dated this 4th day of January, A.D., 1993.

*William B. Wiley*  
William B. Wiley  
Colorado Registered Land Surveyor #12180

**ATTORNEY'S CERTIFICATE**

I, *Robert R. Robinson*, an attorney at law, duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title of all land heretofore platted and shown upon the written plat, and that title is such land by its dedications, free and clear of all liens and encumbrances except as follows: Real Estate Mortgage to First National Bank of Montrose, Colorado, dated September 14, 1982 in Book 717 at Page 200.

Dated this 4th day of January, A.D., 1993.

*Robert R. Robinson*  
Robert R. Robinson  
Attorney at Law  
License No. 1741

**CERTIFICATE OF COMPLETED IMPROVEMENTS**

I, Chuck Liguori, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed and installed in this Subdivision in accordance with applicable City Regulations and Specifications except as follows: none.

*Chuck Liguori*  
Chuck Liguori, City Engineer

**APPROVAL OF CITY MANAGER**

Approved this 14th day of January, 1993, by William R. Robinson, City Manager.

*William R. Robinson*  
William R. Robinson, City Manager

**APPROVAL OF PLANNING COMMISSION**

Approved by the Montrose City Planning Commission this 14th day of January, 1993, by *Frank R. Taylor*, Chairman.

**APPROVAL OF CITY COUNCIL**

Approved by the Montrose City Council this 21st day of January, 1993, by Mayor *Paul Tom*.

*Harold A. Black*  
Harold A. Black

**APPROVAL OF CITY ATTORNEY**

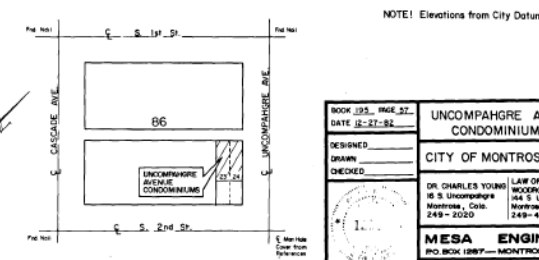
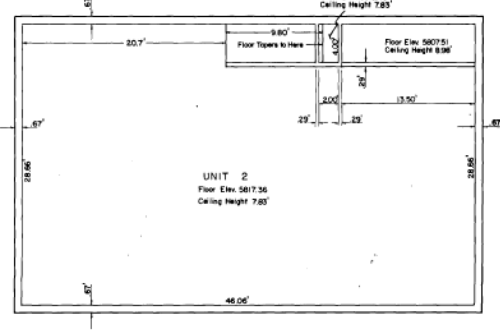
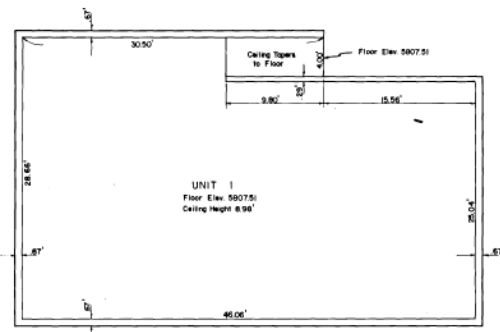
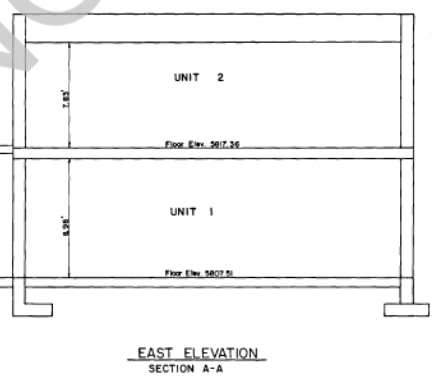
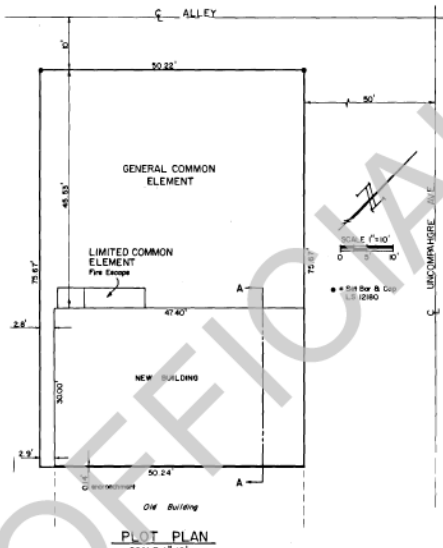
Approved for recording this 21st day of January, 1993, by John R. Kapp, City Attorney.

*John R. Kapp*  
John R. Kapp

**RECORDER'S CERTIFICATE**

This plat was filed for recording in the office of the Clerk & Recorder of Montrose County, Colorado, at 2:52 P.M. on the 21st day of January, 1993, in Book 1522, at Page 361. Reception No. 152223.

*Paul G. Black*  
Paul G. Black  
Clerk & Recorder  
Carol Baumgartner Deputy



BOOK 1522, PAGE 32	UNCOMPAHGRE AVENUE CONDOMINIUMS
DATE 12-27-92	CITY OF MONTROSE, COLO.
DESIGNED	LAW OFFICES WOODROW ROUSMAR & WEAVER
DRAWN	140 S. Uncompahgre Montrose, Colo. 249-4331
CHECKED	MESA ENGINEERING
	P.O. BOX 1887 - MONTROSE, COLORADO
	SHEET 1 OF 1 FILE NO. 82-68

DRAWING NUMBER  
18-361

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



# Property General Information

## UTILITIES

- Water/Sewer/Trash
  - City of Montrose (970) 240-1400
  - Shared taps with upstairs unit
  - Historically split based on usage
- Natural Gas
  - Black Hills Energy (800) 563-0012
  - Separately Metered
- Electricity
  - DMEA (877) 687-3632
  - Separately Metered
- Internet – Installed
  - Spectrum (833) 949-0036
- Fiber Internet and Phone
  - Clearnetworx (970) 240-6600
  - Fiber to building but not installed
  - *Installation scheduling determined by Clearnetworx scheduling and availability*

## Exclusions

- Tenant and Owner Personal Property
    - Tenant estimated vacating date: July 1, 2025
- ## PROPERTY SPECIFICS
- Heating / Cooling
    - HVAC
  - Property Insurance
    - Historically split with upstairs unit



### OPPORTUNITY ZONE: Tax Break & Deferment

- 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



# 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.)

Boundaries are approximate, and should be verified

Photo from Montrose County GIS / Eagle View



Subject property is zoned B-1 "Central Business in the city of Montrose

B-1 zoning regulations on the following pages

- Contact William Reis with the City of Montrose for more information: (970) 240-1475 or [wreis@cityofmontrose.org](mailto:wreis@cityofmontrose.org)



Rev A

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

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

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\* Taken from City of Montrose Zoning Regulations May 2023

LAND USE	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 body shops			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)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
<b>B-1: Central Business</b>
B-2: Highway Commercial
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

LAND USE	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

\* Taken from City of Montrose Zoning Regulations May 2023

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\*\*Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

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Montrose, Colorado

# Vicinity Map



Centennial Plaza



 Subject Property

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MLS#	Bldg Sq.Ft. (MOL)	Listing Price	\$/Sq.Ft.
820434	1,332	\$234,888	\$176.34

*Incredible tax break with Opportunity Zone designation!*

- Unbelievable downtown commercial location
- Near the Historic Downtown and S Townsend corridors
- 1,332 square foot ground floor commercial condo
- Five private office spaces
- One Restroom
- On and off-street parking
- B-1 Zoning: City of Montrose
- Opportunity Zoning Designation
- Potential Lease Option

**Listing Price:**  
**\$234,888**

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