

1431 Anderson Rd

Montrose, Colorado

Subject Unit



Anderson Rd

Commercial Lease 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.com

Executive Summary

EXCELLENT S TOWNSEND LOCATION!



| MLS# | Sq.Ft. (MOL) | Monthly Lease | Yearly Lease | Yearly \$/Sq.Ft. |
|--------|--------------|---------------|--------------|------------------|
| 814366 | 1,397 | \$1,950 | \$23,400 | \$16.75 |

1431 Anderson Rd
Montrose, CO
 MLS# 814366

Multi-Use Garage Space in Montrose's Retail Hub

~1397 sq.ft. garage in Montrose's busy S Townsend Corridor, offers a versatile space with one overhead door, a kitchen/breakroom, 2 offices, 1 bathroom, and utility sink located in the main garage area. Property is conveniently located near major chains like Walmart, Home Depot, Sportsman's Warehouse, Target, Ross, Chilis and Applebee's. Easy access, less than one block off S Townsend Ave, with 28,000+ daily vehicles. Built in 2003 and zoned "I-1" Light Industrial, it is suitable for various uses including retail, storage, light manufacturing, warehouse and distribution. Adjusted Gross lease, the tenant is responsible for utilities, unit maintenance, snow removal in front of unit, and liability insurance.

Contact John Renfrow at (970) 249-5001

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

www.RenfrowRealty.com

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



Aerial View



Photo from Montrose County GIS/Eagleview

N



--- Subject Property

Boundaries are approximate and should be verified

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

www.RenfrowRealty.com

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



Rev B



View From Above



★ Subject Property



Directions to Property

2 min (0.7 mile)

via US-550 S/S Townsend Ave

Fastest route, lighter traffic than usual

Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

↑ Head south on US-550 S/S Townsend Ave toward Montrose Dr

0.6 mi

↘ Turn right onto Anderson Rd
Destination will be on the right

394 ft

1431 Anderson Rd

Montrose, CO 81401

Starting from Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

Office phone number (970) 240-0550

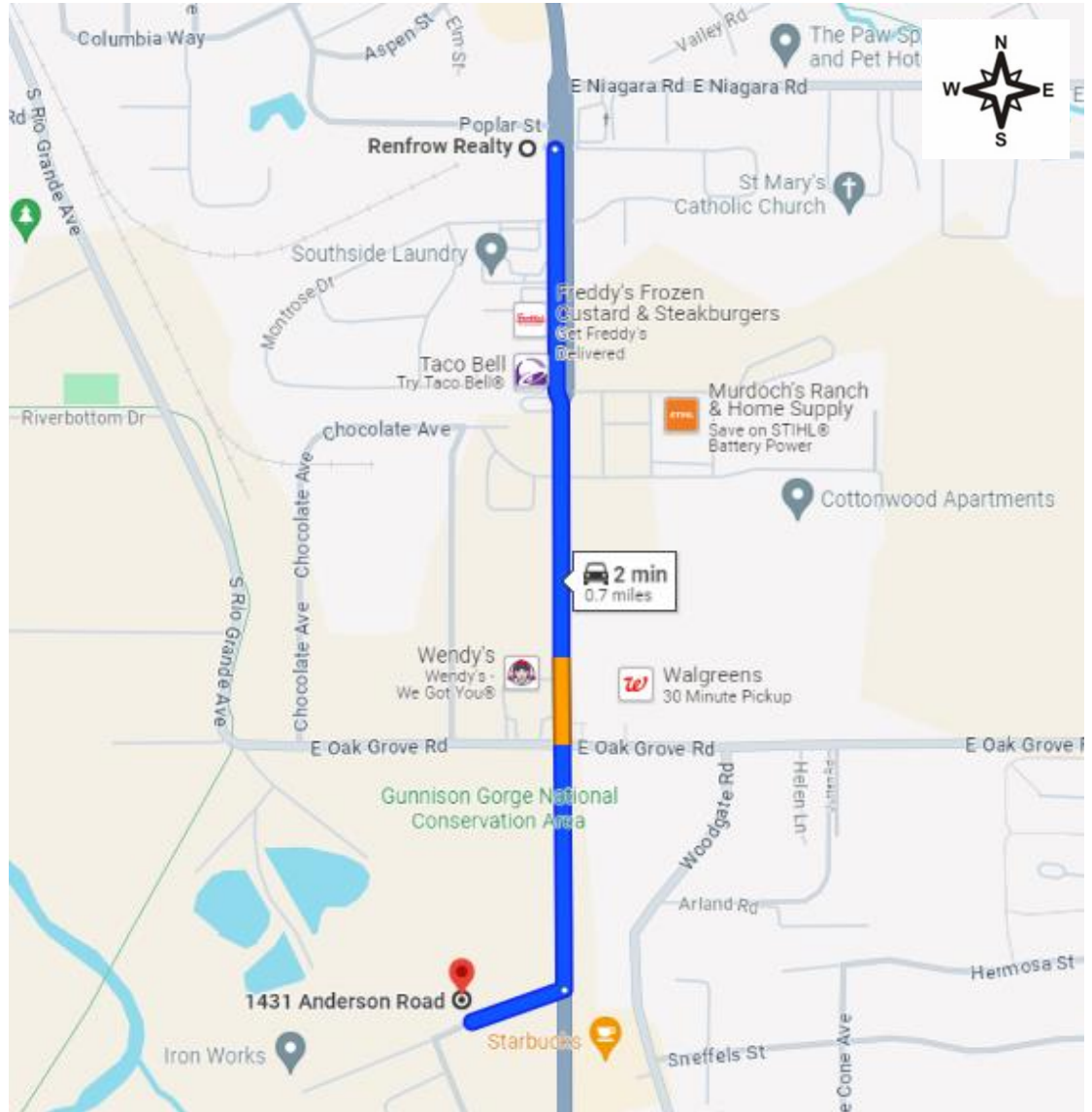


Photo from Google Maps



Photographs



Overhead Door
11'9"H x 12'W

Entry Door



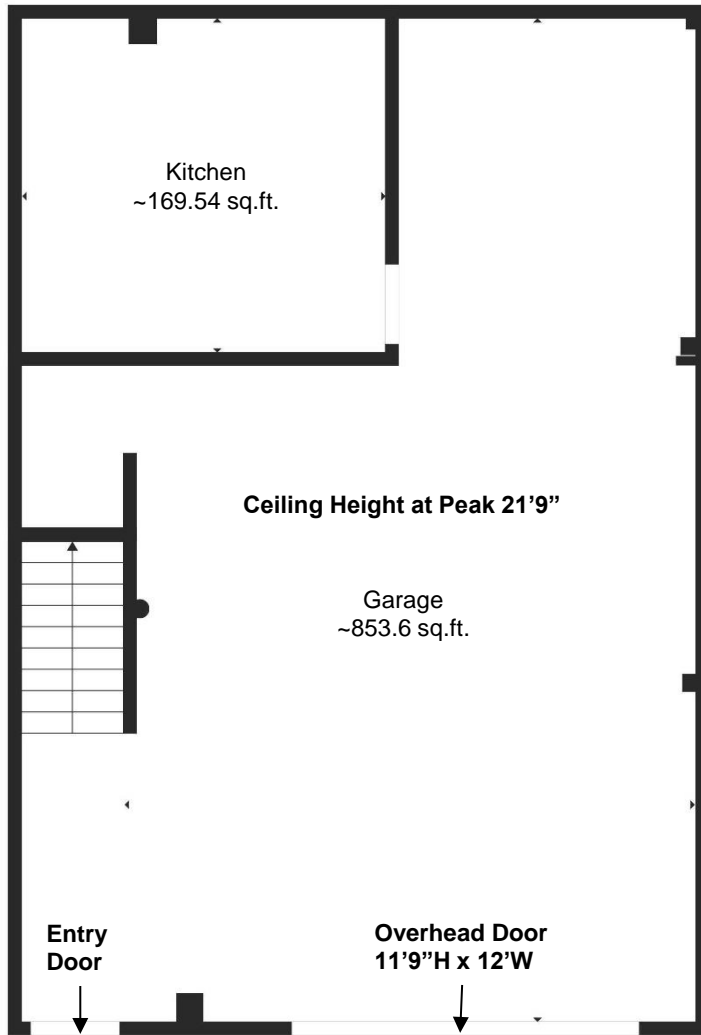
Ceiling Height at Peak 21'9"



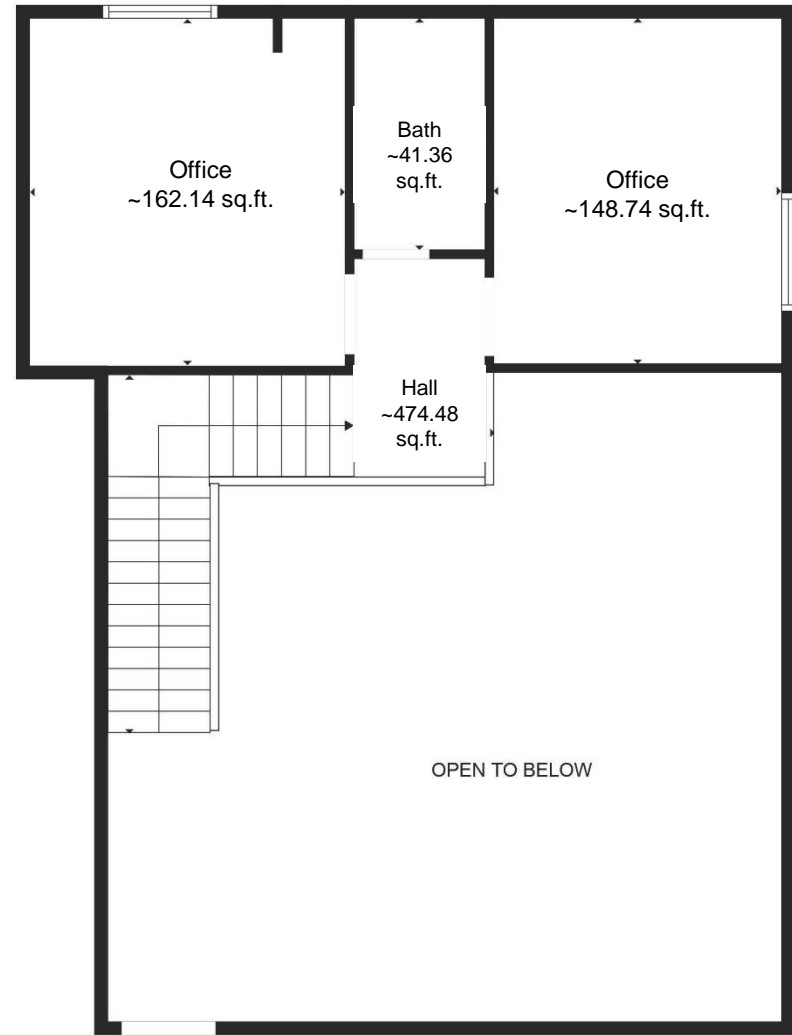
Kitchenette



Floorplan*



FLOOR 1



FLOOR 2

*Sketch is representational only; measurements are approximate and should be verified



General Information

Utilities

- Water/Sewer/Trash: City of Montrose (970) 240-1400
 - 1 water and sewer tap for entire building, water, sewer and trash paid by owner and tenant will be billed ½ of total bill, monthly
- Electricity: DMEA (970) 249-4572
 - Both units are metered separately
- Natural Gas: Black Hills (800) 563-0012
 - Both units are metered separately
- Fiber: Clearnetworx (970) 240-6600 (Installed)

Property Specifics

Owner will not allow any car related business

- Heat: Hot Water Radiant Natural Gas
- Cooling: Evaporative Cooler

Exclusions

- All tenants and owners personal and business-related items

Terms & Conditions

- Security deposit equal to 1-month's rent
- Adjusted Gross Lease
 - Tenant responsible for electric, gas, snow removal in front of unit, and janitorial
 - Tenant must carry \$1M liability policy naming the landlord as additionally insured
 - Landlord pays water, sewer, trash and internet, and bills tenant monthly for 1/2
 - Landlord pays property tax and building insurance
- Possession
 - Execution of lease, payment of first month and security deposit, transfer of utilities and proof of insurance.



City of Montrose Zoning Map

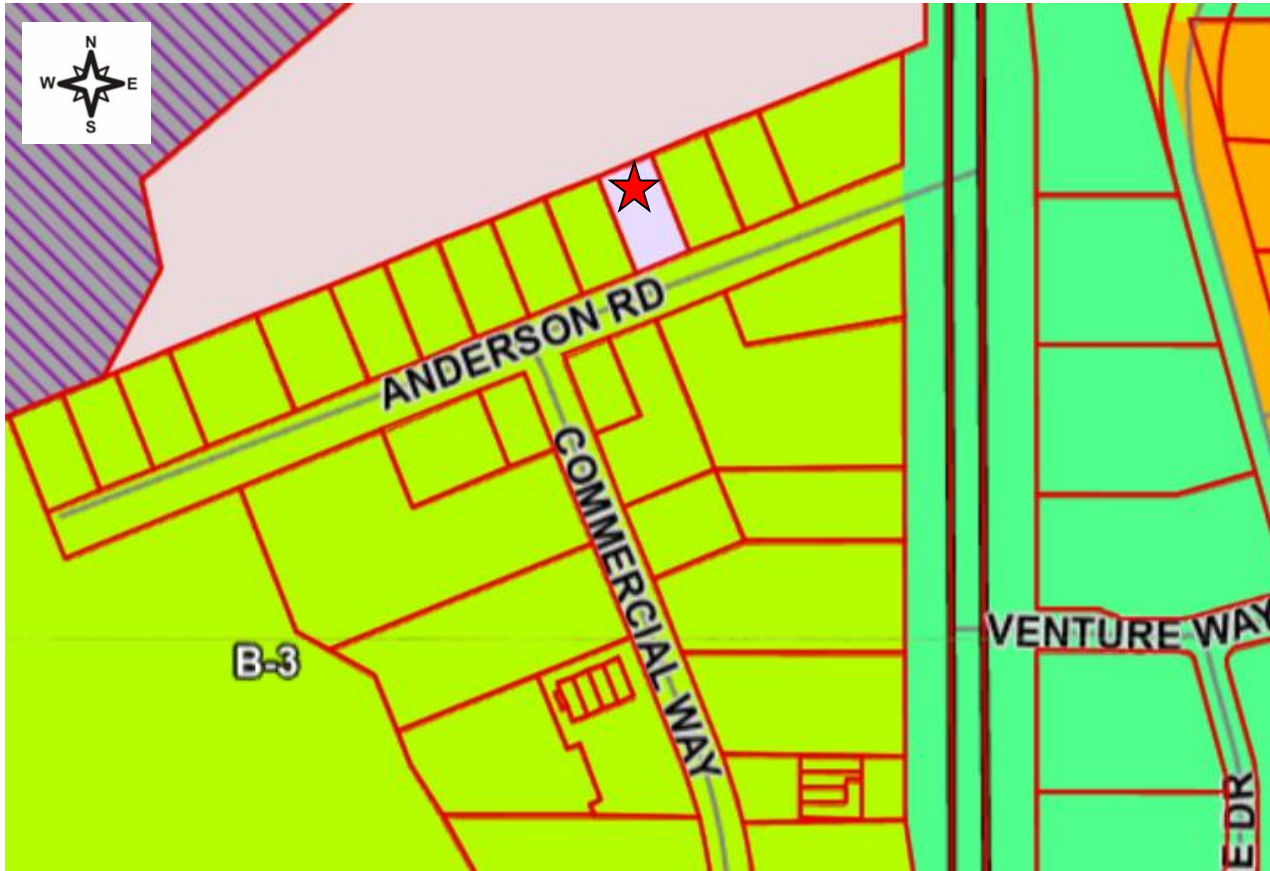


Photo from Montrose County GIS/Eagleview

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 |

Property is Zoned "I-1" Light Industrial in the City of Montrose

- "I-1" Zoning Regulations are on following page
- Contact William Reis, Planner 1, with the City of Montrose for more information at (970) 240-1475 or wreis@cityofmontrose.org

*Zoning Breakdown Table- Commercial

| LEGEND:ZONING DISTRICTS |
|----------------------------|
| OR: Office-Residential |
| P: Public |
| B-1: Central Business |
| 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?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)

*All information deemed reliable, but not guaranteed. Contact William Reis with the City of Montrose for more information. (970) 240-1475 or wreis@cityofmontrose.org

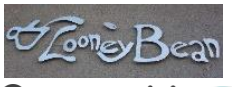
* Taken from City of Montrose Zoning Regulations May 2023

| LAND USE | OR | P | B-1 | B-2 | B-2A | B-3 | B-4 | I-1 | I-2 |
|--|----|---|-----|-----|------|-----|-----|-----|-----|
| COMMERCIAL USES | | | | | | | | | |
| 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 | | | |
| 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 | |

★ Subject property is in booming South Corridor area, and is surrounded by many major businesses, including:

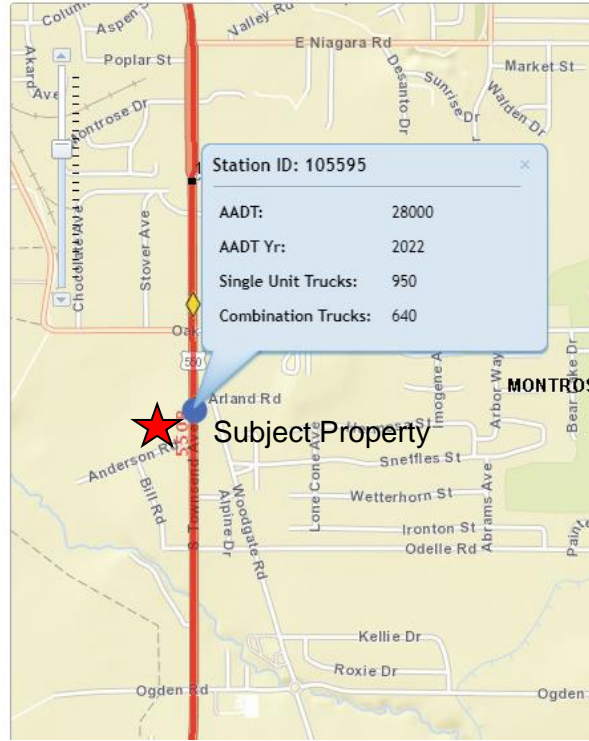
Map of Vicinity

Photo from Montrose County GIS/Eagleview





Traffic Data Explorer



Colorado Department of Transportation (CDOT) Traffic Count*



DAILY TRAFFIC (06/25/2020)

Photo from Google Maps

| 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 | 39 | 13 | 10 | 18 | 24 | 71 | 216 | 514 | 656 | 844 | 1,103 | 1,157 | 1,199 | 1,253 | 1,119 | 1,104 | 1,226 | 1,178 | 929 | 696 | 478 | 290 | 167 | 82 |
| S | 26 | 11 | 8 | 27 | 67 | 262 | 561 | 699 | 813 | 980 | 1,079 | 1,258 | 1,277 | 1,175 | 1,178 | 1,129 | 1,094 | 1,007 | 735 | 589 | 366 | 248 | 124 | 62 |

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).

FUTURE TRAFFIC (Projection Year 2044)

| Station ID | Route | Start | End | AADT | Year | Single Trucks | Combined Trucks | % Trucks | DHV | Projected AADT |
|------------|-------|---------|--------|--------|------|---------------|-----------------|----------|-----|----------------|
| 105595 | 550B | 126.806 | 127.74 | 28,000 | 2022 | 950 | 640 | 5.7 | 10 | 35,084 |

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 <http://dtdapps.coloradodot.info/Otis/>
 Information deemed reliable, but not guaranteed and should be verified.

Ideal Location For Your Business

Recap

| MLS# | Sq.Ft. (MOL) | Monthly Lease | Yearly Lease | Yearly \$/Sq.Ft. |
|--------|-----------------|------------------|-----------------|---------------------|
| 814366 | 1,397 | \$1,950 | \$23,400 | \$16.75 |

- ~1397 sq ft garage in located in Montrose's busy S Townsend Corridors main retail area
- Features one overhead door, kitchen/breakroom, 2 offices, 1 bathroom, and a utility sink
- Conveniently located near major chains like Walmart, Home Depot, Sportsman's Warehouse and Target
- Built in 2003 and zoned "I-1" Light Industrial
- Suitable for retail, storage, warehouse, light manufacturing, and distribution
- Adjusted Gross lease with tenant responsible for utilities, snow removal, and liability insurance

\$1,950/month

ADJ Gross Lease

Contact John Renfrow at (970) 249-5001

