

# 17656 Hwy 550 Unit I-1

Montrose, CO 81403



## COMMERCIAL LEASE INFORMATION PACKET



*Joey Huskey \* John Renfrow*

*Renfrow Realty*

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

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

Member of:



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# RETAIL SPACE IN TOURIST DESTINATION!



**17656 Hwy 550 Unit I-1  
Montrose, CO 81403**

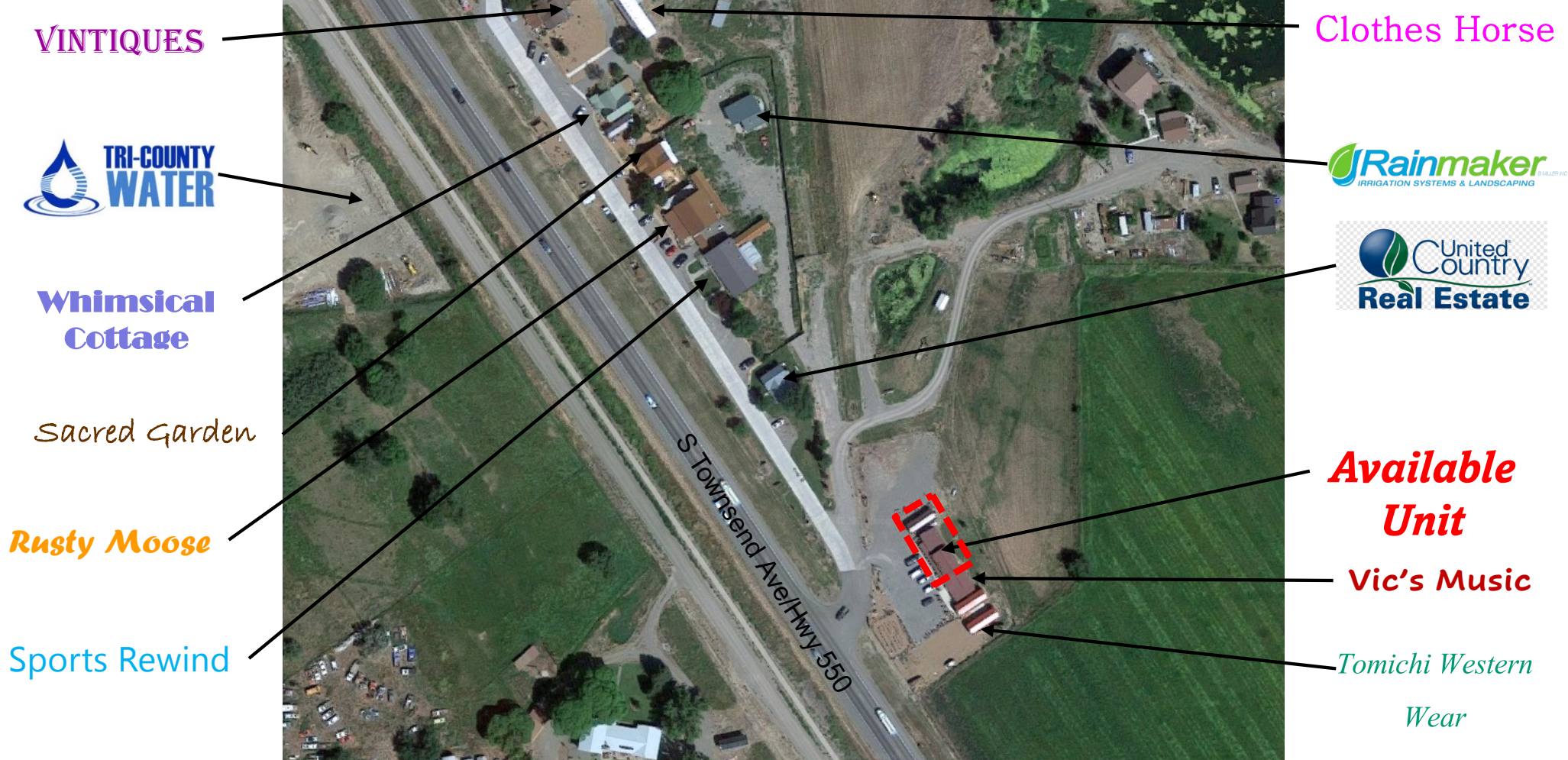
MLS #	Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	CAM/Mo	Total Monthly
828364	1,972	\$1,200	\$14,400	\$7.30	\$290.23	\$1,490.23

## Highly Visible Location with High-Traffic Count of 14,000+ Daily Vehicles!

1972 sq.ft. (MOL) featuring an open floorplan for retail, upstairs office or storage area, one ADA bathroom, ADA ramp, front vestibule with 7 floor to ceiling display windows, and yard space. Lease also includes a 35'9" X 13'2" storage unit (can only be used as storage, cannot be used as sales area). General Business "B" zoning in Montrose County allows for office space, retail stores, art and antique shops making this a great location for your unique store to add to the mix. Ample parking and property is fully fenced with locked gate for security. Hwy 550 is a main thoroughfare to destinations such as Telluride and Ouray if you are headed South or Grand Junction and I-70 to the North. Lease is adjusted gross; tenant pays liability insurance and is responsible for CAM fees, propane, interior maintenance and snow removal in front of unit. Landlord pays property tax and building insurance.



## Aerial Photo



### Close to Town & Adventure

- 4 miles to Montrose's historic downtown with all the amenities of a large city
- Short drive to Ridgway State Park with fishing, camping, and miles of bicycle trails
- 22 miles to Ouray with their amazing hot springs pool, jeeping, Box Canyon Falls, and plenty of local gift shops and eateries
- 62 miles to Telluride with the many festivals all summer, local eateries, and world-class ski slopes

17656 Hwy 550, Unit I-1  
Montrose, CO

MLS# 828364

## Directions to Property

6 min (2.9 miles)



via US-550 S

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

➤ Continue to follow US-550 S

➤ Pass by Taco Bell (on the right)

2.8 mi

↶ Turn left

↶ Turn left

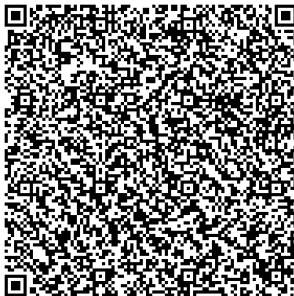
52 ft

↶ Slight left

213 ft

17656 US-550

Montrose, CO 81403



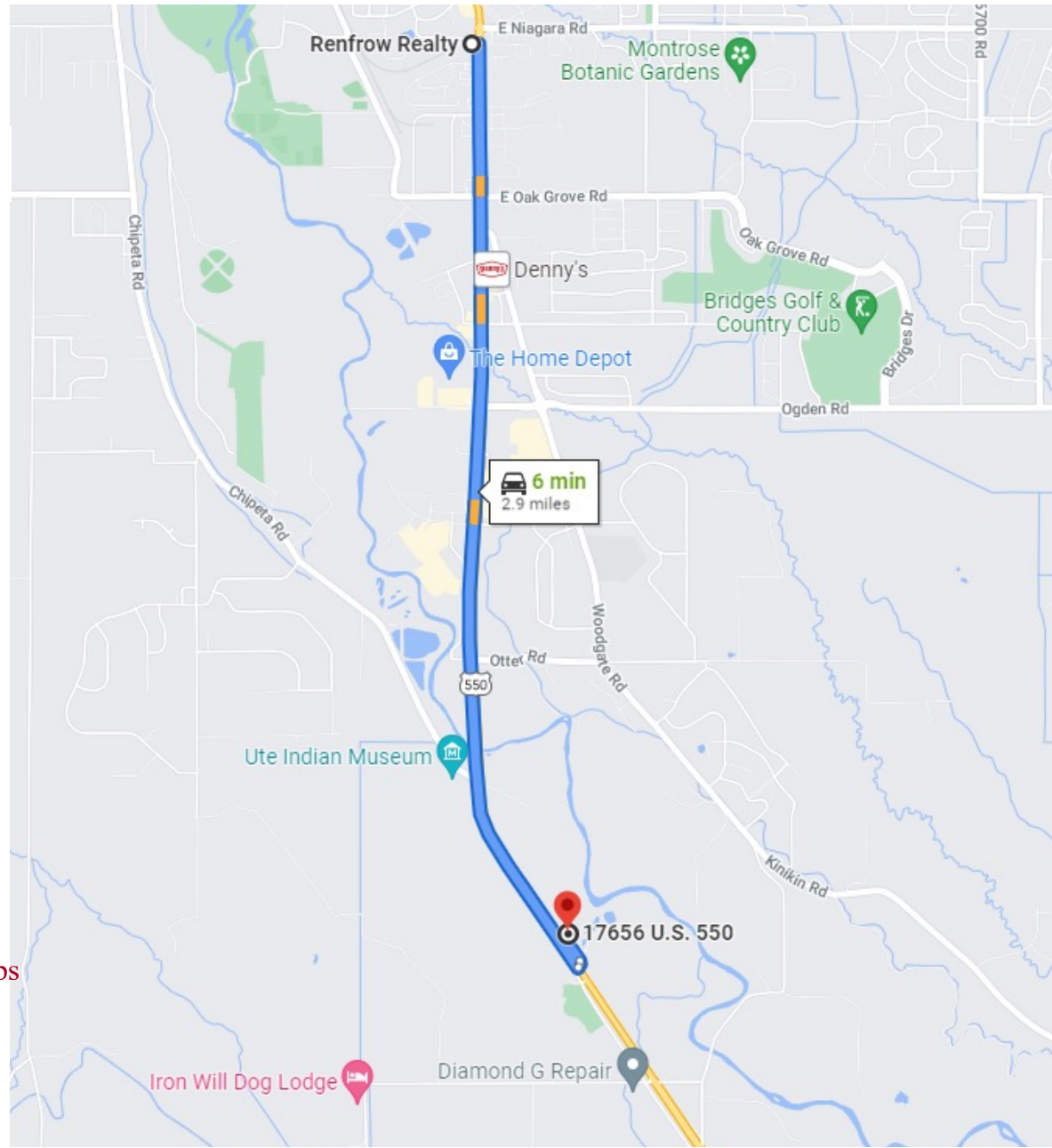
QR code with link to Google Maps



Starting from Renfrow Realty  
1832 S Townsend Ave,  
Montrose, CO 81401



Rev G



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

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

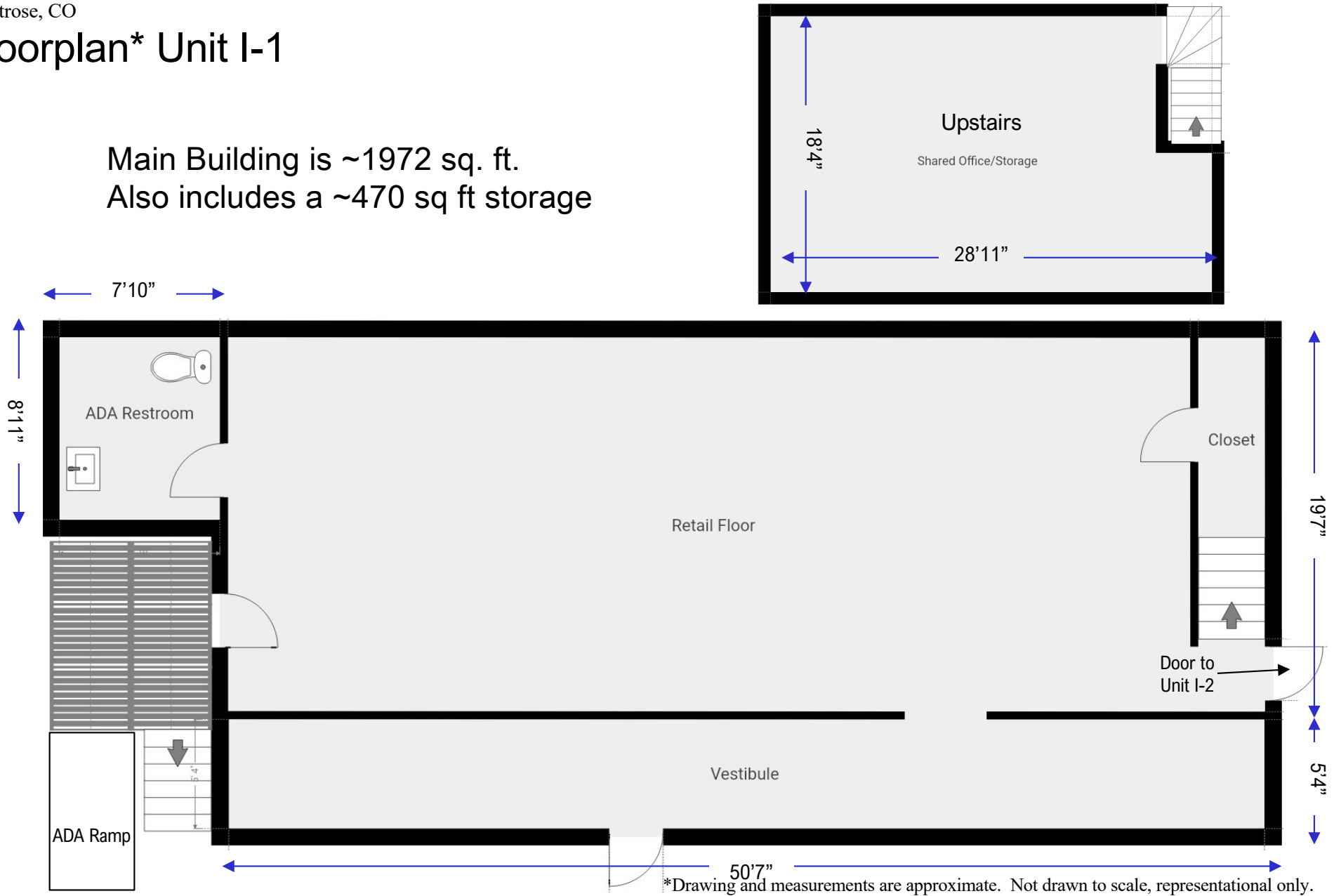
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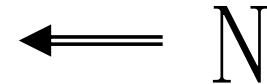
## Floorplan\* Unit I-1

Main Building is ~1972 sq. ft.  
Also includes a ~470 sq ft storage



Parking

US Hwy 550/14,000+ Daily Vehicles



Back/Side Door



ADA Bathroom



Entry Door



ADA Bathroom



Upstairs



Stairs

Door to Unit I-2



Back/Side Door



Upstairs





## Exterior Photos



Shared Bathroom

ADA Ramp



~740 sq ft Shed (to be used for Storage only)

## UTILITIES

- Electricity - DMEA (970) 249-4572
- Propane - JC Propane (970) 874-5381
- Water – Menoken Water - (970) 249-3242
- Fiber - Elevate (844-) 386-8744
- Trash – Waste Management - (970) 249-1699

Propane Heater



## PROPERTY SPECIFICS









- Heating: Suspended propane heat
- ADA bathroom and shared bathroom
- Property is fully security fenced with locked gate

## TERMS & CONDITIONS

- Security deposit equal to 1-month's rent
- Adjusted Gross Lease with CAM charge
  - Tenant pays for propane, snow removal in front of unit, interior maintenance and janitorial
  - Tenant pays CAM fees \$290.23 per month/for 2025
    - CAM Charges cover - water, internet, electricity, trash, snow removal of major roads, landscaping and restroom cleaning
  - Tenant carries \$1M liability policy naming the landlord as additionally insured
  - Landlord pays property tax and building insurance
- Possession
  - Execution of lease, payment of first month and security deposit and proof of insurance.



# County Zoning Map

County Zoning Districts	
	General Business "B"
	General Commercial "C"
	Light Industrial "I-L"
	Heavy Industrial "I-H"
	General Residential "R"
	Residential- Manufactured Home Park "R-MHP"
	Planned Development "PD"
	Public Lands "P-L"
	General Agricultural "A"



Subject Property is zoned General Business "B" in Montrose County

- Regulations are on the following page
- Contact Montrose County Land Use Department at (970) 964-2456



# Zoning Breakdown\* - “B” General Business District

## GENERAL BUSINESS B

1. **Purpose:** 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.
2. **Use Table**
  - a. The following table identifies the uses allowed by right (“R”) or the uses requiring a special use permit (“S”) within the General Business District. Any use not listed shall be prohibited except as set forth in Section II.C.3, Unlisted Uses.
  - b. All uses shall meet all applicable provisions set forth in Section III, Use Standards and Section V, Detailed Development Standards regardless of the approval level identified in the Use Table below. Where able, the Use Table identifies the additional standards applicable to uses.
  - c. Any standard set forth in these Regulations not met by the property owner or operator shall constitute a violation of these Regulations and shall be enforced as set forth in Section VII, Enforcement.

Table T-II.10 – General Business Use Table

### GENERAL BUSINESS USE TABLE

<b>Animal Services:</b>			
Veterinary Clinic	R		
<b>Child Care Facilities:</b>			
Child Care Center	R		
<b>Community &amp; Cultural Facilities:</b>			
Community Center	R	Places of Assembly or Worship	R
<b>Educational Facilities:</b>			
Educational Facility	R		
<b>Food &amp; Beverage:</b>			
Bar or Tavern	R	Microbrewery, Distillery	R
Brewpub	R	Restaurant	R
<b>Group Living:</b>			
Group Home	R	Senior Housing	R
<b>Healthcare Facilities:</b>			
Medical and/or Dental Clinic	R		
<b>Household Living:</b>			
Dwelling, Single-Family	R	Short-Term Rental (See Sec. III.A.9)	R
Caretaker Residence	R		
<b>Lodging Facilities:</b>			
Hotel/Motel	R		
<b>Manufacturing &amp; Production:</b>			
Commercial Nursery	R		
<b>Parks:</b>			
Park	R		
<b>Personal Services and Office:</b>			
Personal Service Establishment	R	Professional Office	R
		Professional Services Establishment	R
<b>Public Utilities &amp; Facilities:</b>			
Government Facility	R	Telecommunication Facility (See Sec. III.D)	R
Public Utility Facility	R	Utility Transmission, Distribution, and/or Service Lines	R

### Recreation Facilities:

Amusement and Entertainment Facility, Indoor	R	
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### Retail:

General Retail	R	
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### Vehicles & Equipment:

Heliport	S	
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### Warehousing & Freight:

Mini-Storage Warehouse	R	
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### Accessory Uses:

Accessory Structure or Building (See Sec. III.C.2.b)	R	Alternate Onsite Energy Generation	R
Accessory Use (See Sec. III.C.1)	R	Outdoor Storage (See Sec. III.A.10)	R

### Temporary Structures & Uses:

Construction Offices (See Sec. III.B.2.b.(3))	R	
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## 3. Dimensional Standards

Table T-II.11 – General Business Dimensional Standards

Standard		Required Dimension	Standard		Required Dimension
A	Lot Size	OWTS: 1 contiguous acre* Public water & sewer systems: 10,000sf	F	Rear Setback**	10'
B	Front Setback**	25' from property Line	G	Buffer	Required adjacent to residential zone district or residential subdivision.****
C		55' from centerline of public road***	H	Building height	N/A
D	Side Street Setback**	Same as Front Setback	I	Outdoor storage exceeding 8' in height	10' setback from all property lines.
E	Side Setback**	10'			

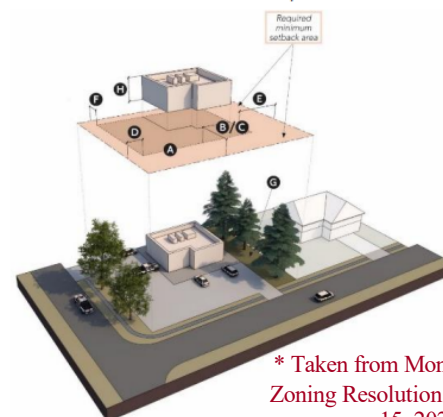
\*Refer to Montrose County Board of Health Resolution On-Site Wastewater Treatment Systems for additional standards.

\*\*All Principal and Accessory Buildings must meet these setbacks.

\*\*\*When road is not dedicated public right-of-way.

\*\*\*\*Any combination of setbacks, berms, fencing, landscaping, and arrangement of uses on the site to effectively insulate adjacent uses from adverse impacts of the commercial uses.

Figure F-II.5 – General Business Dimensional Standards Graphic



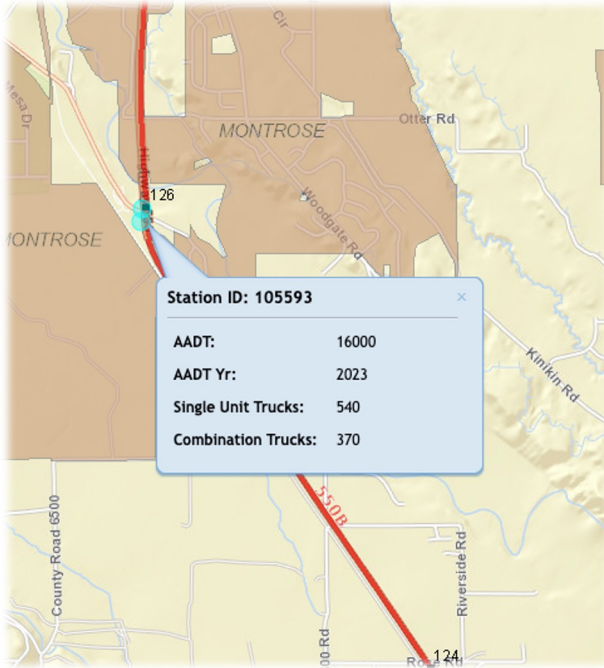
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\* Taken from Montrose County Zoning Resolution Revised June 15, 2022





## Colorado Department of Transportation (CDOT) Traffic Count\*



## DAILY TRAFFIC (06/2/2023)

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	19	6	9	7	19	67	235	398	517	637	664	679	680	635	682	689	793	872	694	330	211	71	57	40
S	8	12	6	18	59	240	806	872	898	699	764	725	705	758	753	779	768	667	488	384	279	134	77	51

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 2043)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT	Projected Single Trucks	Projected Combined Trucks
105593	550B	124.819	125.982	16,000	2023	540	370	5.7	10	19,872	671	460

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/>

## Recap

MLS #	Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	CAM/Mo	Total Monthly
828364	1,972	\$1,200	\$14,400	\$7.30	\$290.23	\$1,490.23

- 1,972 sq.ft. (MOL)
- ADA bathroom
- Upstairs office/storage
- Storage building
- Easy access and high-traffic count
- Located in shopping destination
- Security fence around property and gravel parking area
- Located on major thoroughfare
- Zoned General Business "B" in the County
- Adjusted Gross Lease

# \$1200/Mo

## Adj. Gross

Contact Joey Huskey or John Renfrow at (970) 249-5001

