

# 3684 N Townsend Ave

Montrose, Colorado 81401



## COMMERCIAL SALE INFORMATION PACKET



John Renfrow  
Renfrow Realty

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.org](http://www.RMCRE.org)



COMMERCIAL BUILDING WITH PLENTY OF OFFICE SPACE!



Estimated Acres	Building Sq.Ft. (MOL)	Sq. Ft. Price	List Price
2.08	9,333	\$182.15	\$1,700,000

Convenient Highway 50 Access

~9,333 sq.ft. (MOL) commercial building for sale. The building features a large triangular conference room in the front, with large picture windows. The entry is a vestibule and has handicap automatic doors that open into a large reception area. Inside you find a large open office area sectioned by half walls. Natural lighting is disbursed by roof mounted clerestory windows. There are three large private offices and two smaller office spaces. Climate control for the building utilizes a forced-air HVAC system. 3 phase power is installed and the building fiber-wired throughout. This property is zoned B-3 Business Commercial by the City of Montrose and is suited for a variety of business options. The building features paved parking in the front and back of the building. The owner is in the process of splitting the property into two lots.

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VICINITY MAP



Subject Property

(Boundaries are approximate and should be verified)





Subject property

*(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

1832 S Townsend Ave  
Montrose, CO 81401



- ↑ Head north toward Poplar St  
98 ft
- ↶ Turn left onto Poplar St  
0.2 mi
- ↗ Poplar St turns slightly right and becomes Brown Rd  
466 ft
- ↘ Turn right onto Columbia Way  
0.2 mi
- ↶ Turn left onto S Townsend Ave  
Pass by Burger King (on the left in 1 mi)  
4.2 mi
- ↘ Turn right toward US-50 Frontage W  
135 ft
- ↶ Turn left onto US-50 Frontage W  
Destination will be on the right

- 3684 N Townsend Ave  
Montrose, CO 81401



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# Montrose County Building Assessor Property Account Detail

Account Detail

ACCOUNT: R0060114

Owner Information

Owner Name WICK COMMUNICATIONS CO

Legal Description

Parcel Number: 3767-181-08-001

Tax Information

2024

2025 (Estimated)

\*\$63,099.92

\*\$71,924.72

Legal Summary: Subd: DOUD BUSINESS PARK FILING NO 2  
AMENDED Lot: A Sixteenth: NW Quarter: NE S: 18 T: 49 R: 9

Actual Year Built: 2006

Assessment Information

Actual (2025)

\*\$3,741,290

\*This Assessor account represents all structures on the property and total land area.  
The amounts will be reduced to the actual square footage and costs of the building and land tax, after it is subdivided.

Type	Actual	Acres	SQFT
Improvements	\$3,336,820	0.0	*19,220
Land	\$404,470	(3.62)	*157,687

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

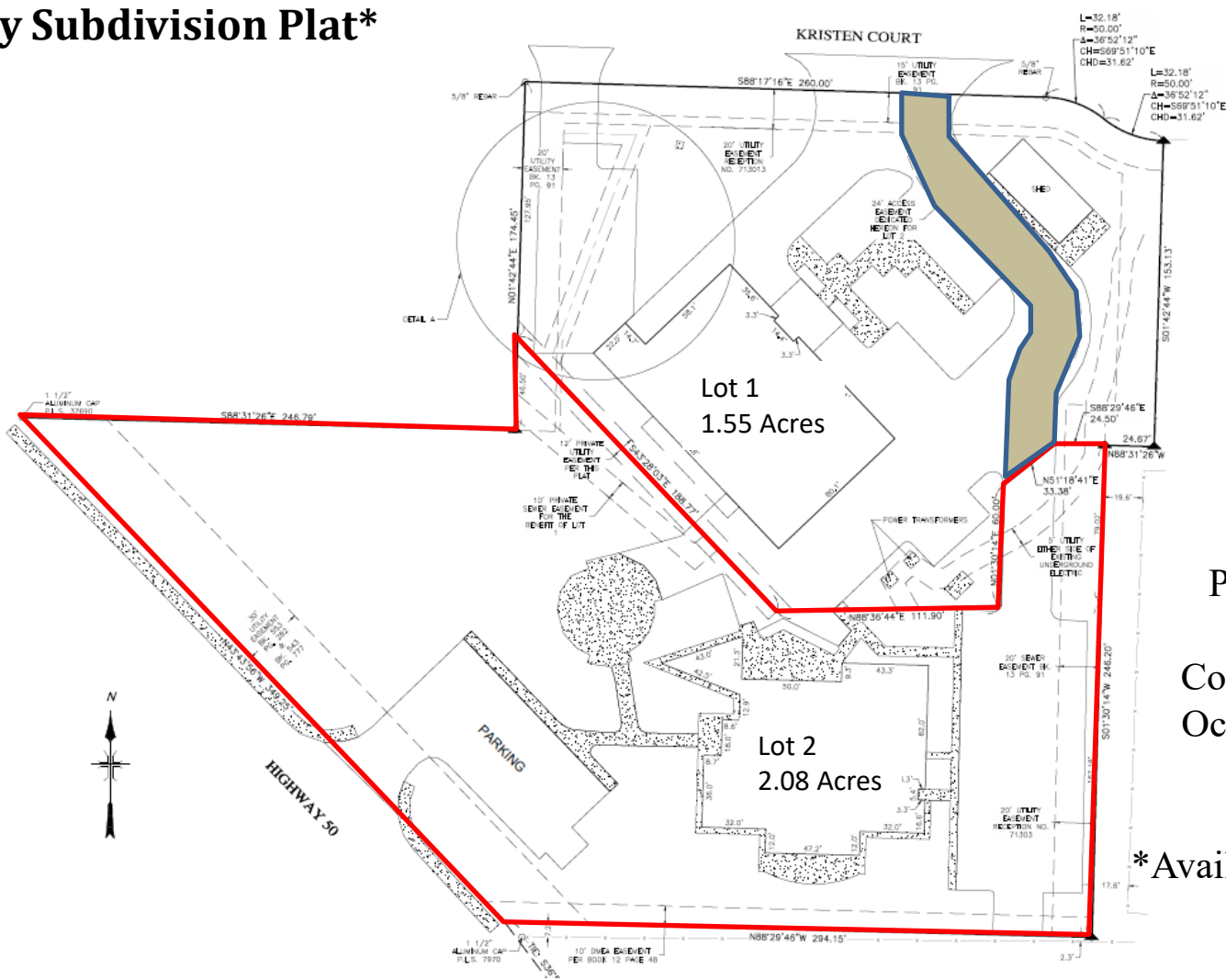


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Preliminary Subdivision Plat\*



Prepared by:  
Del-Mont  
Consultants, Inc  
October 6, 2025

\*Available by Request



Subject property (Boundaries are approximate and should be verified)



Proposed easement for access to the back parking lot



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# Exterior Pictures



Front Entry



Front Parking Lot



Front Of Conference Room



North Side Break Area



Front Looking North



Fountain NW Corner



Back Parking Lot



Monument Sign on Frontage Road



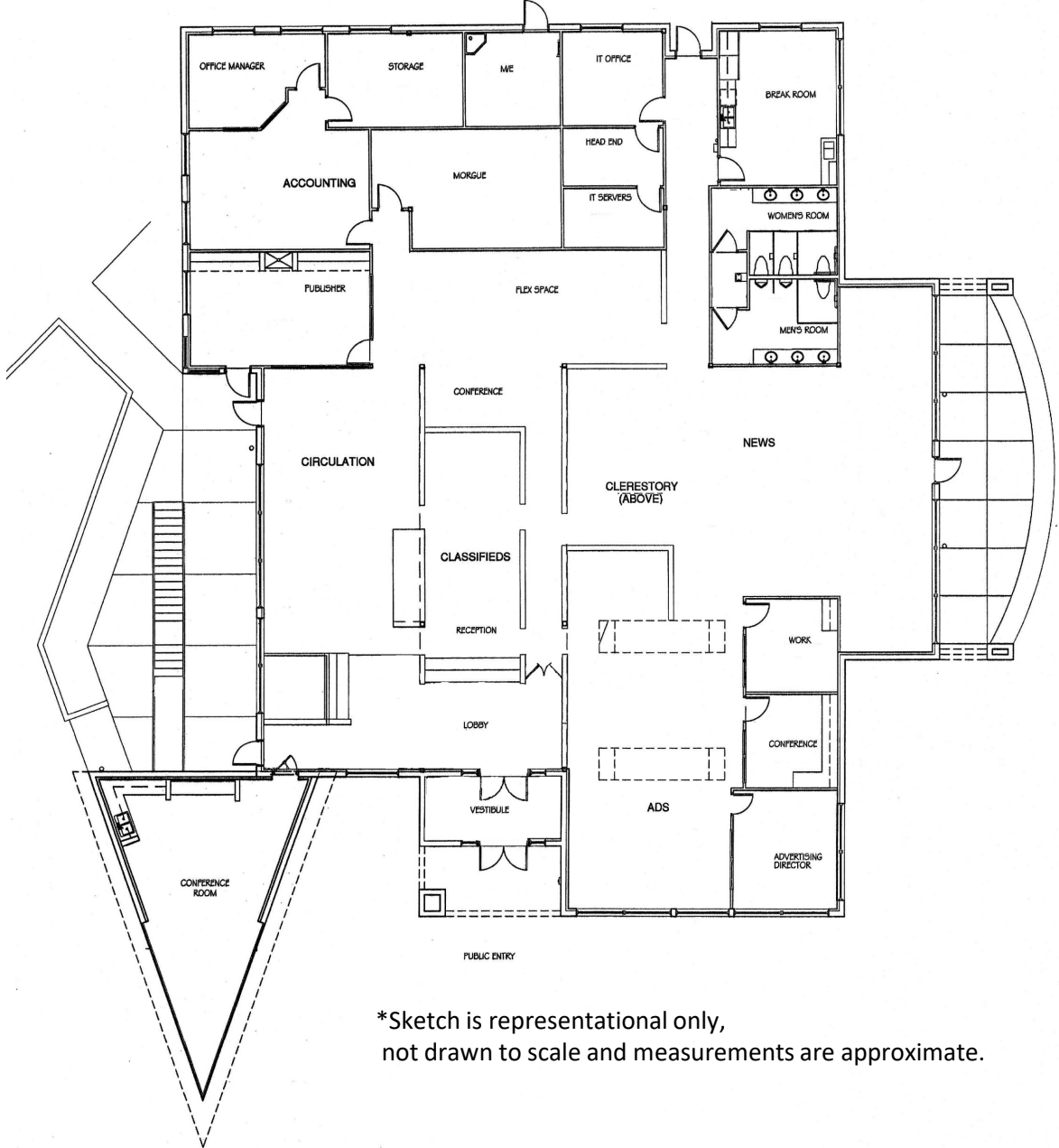
South Side Patio Area

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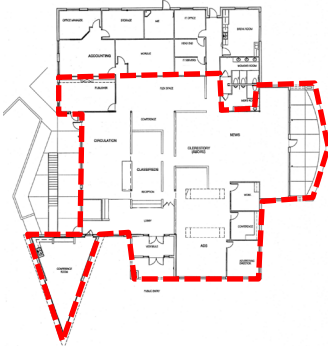


# ENTIRE BUILDING LAYOUT



\*Sketch is representational only,  
not drawn to scale and measurements are approximate.

# Reception, open area & conference room



Photos from this area



Built-In Reception Desk



Conference Room



Conference Room



Clerestory windows for natural lighting



Built in Cabinetry



Open Area Cubicles



Supply Room



Open Area Walkway To Front Door



Open Area – North Side



Executive Office



Executive Office



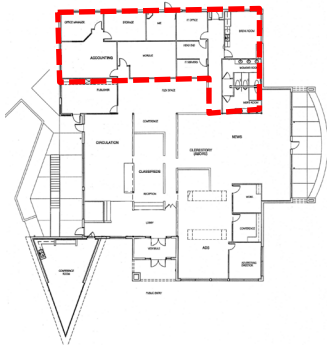
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# Back Office, IT, Riser and Production Rooms



Photos from this area



Publisher's Office



Publisher's Office Entry



Northeast Office



Production Room



Production Room Entry



Accounting Office



Women's Bathroom



Production Room



Fire Suppression Riser



3 Phase Power



Server Room



Break Room

\*Sketch is representational only, not drawn to scale and measurements are approximate.

# Utility Information

## UTILITIES

- Electricity - DMEA (970) 249-4572
  - Includes 208v / 3 Phase / 50 amp
- Natural Gas - Black Hills Energy (800) 563-0012
- Water - Menoken Water (970) 249-3242
  - Water tap will be included in purchase
- Sewer - City of Montrose (970) 240-1400
  - Sewer tap will be included in purchase
- Fiber – Elevate/available, installed (844) 386-8744
  - Clearnetworx available, not installed (970) 240-6600

## PROPERTY SPECIFICS

- Security System
- Handicap automatic front doors
- HVAC Natural Gas / Forced Air / Zone climate control
- Fire Suppression System
- Tankless on-demand water heater
- 2 Parking Lots, Front and Back – 10 spaces in the Front lot and 20 spaces in the back lot.



*Tankless Water Heater*



*3 Phase power*



*Fire Suppression – Ceiling Sprinklers*



*A/C – Server Room*



# AREA UTILITY MAP



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# *General Information*

## **AMENITIES**

- Lit monument sign is visible from Highway 50 and the frontage road
- Well maintained Landscaping, with grass, bushes, trees, flowers and a water fountain
- Open area, partitioned into 3 large, distinct office sections
  - Three banks of clerestory windows over the Open Office Area, provide natural light
- 7 Private office spaces, 4 with picture windows
- 1 uniquely shaped large conference room with floor to ceiling picture windows facing West
  - The room is wired to allow for video conferences, training or meetings
  - Plumbed with water lines, so a sink or refrigerator could be installed, if desired.
- Break room with plenty of space and a full kitchenette.
- IT office with an equipment room and a cooled server room
- Large outside concrete patio break area on the North side of the building
  - Area can accommodate employee break and lunch needs, or large gatherings
  - Additional smaller patio area on the South side of the building
- In close proximity to: Montrose Regional Airport, UPS, FedEx and Telluride Express
- **EXCLUSIONS:** Art sculptures in front of the building. Available and negotiable for lease or sale





















## **ADDITIONAL DOCUMENTS AVAILABLE**

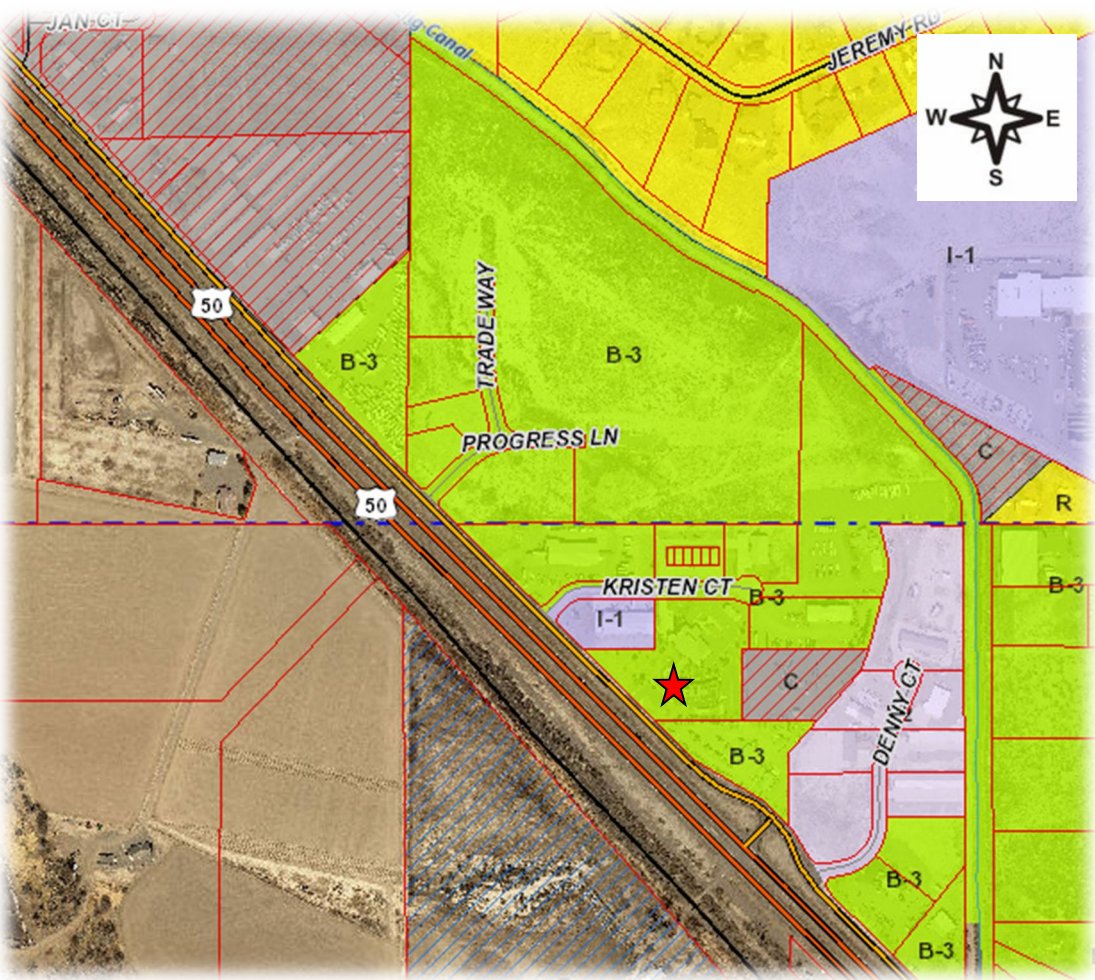
- Original Building Plans (10/03/2005)
- As-Built Building Plans (12/27/2005)
- Subdivision plan for dividing property into 2 lots (05/16/2025)
- Preliminary subdivision plat (10/6/2025)



# City of Montrose 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.)
	R-4, High Density (Apts.)
	R-5, Low Den/MFD Housing Dist
	R-6, Med Den/MFD Housing Dist



★ Subject Property is zoned B-3 inside the City Limits of Montrose

- Zoning regulations on the following page
- Contact the City of Montrose for more information at (970) 240-1475

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

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?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)

\*All information deemed reliable but not guaranteed.  
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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-1: Central Business
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\* Taken from City of Montrose Zoning Regulations May 2023

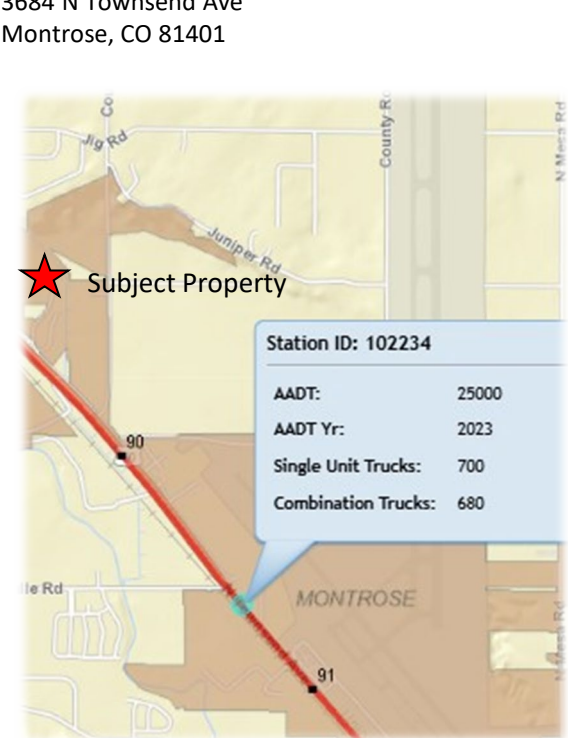


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LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services								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
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	





Colorado Department of Transportation (CDOT) Traffic Count\*



Contact CDOT:  
Region Manager for  
more information:  
  
Brian Killian  
P: (970) 683-6284  
222 S. 6th St, Rm  
100  
Grand Junction CO  
81501

DAILY TRAFFIC (02/02/2022)

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	56	62	43	47	88	159	447	683	722	748	763	784	884	909	1,011	1,029	1,164	1,239	811	582	383	309	153	16
S	62	33	41	30	140	428	847	1,119	975	982	944	868	916	910	778	842	722	719	677	491	346	276	172	12

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 2045)

AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT	Projected Single Trucks	Projected Combined Trucks
25,000	2023	700	680	5.5	9	29,675	831	807

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*

Estimated Acres	Building Sq.Ft. (MOL)	Sq. Ft. Price	List Price
2.08	9,333	\$182.15	\$1,700,000

- Lit Monument sign visible from Highway 50
- 7 Private Office spaces
- 1 Large conference room
- 1 Large break room with a kitchenette
- IT area with an office, an equipment room and a server room
- 3 large Clerestory windows in common area
- Three phase power to the building
- Heating – Natural Gas, Forced Air
- Cooling – Forced Air / Refrigeration Unit
- Two Parking lots – 10 spaces in the Front lot and 20 spaces in the back lot.
- Water fountain feature near the front of the building
- Outside concrete patio break areas on North and South sides of the building
- Fully landscaped property with trees, grass, flowers and shrubs
- In close proximity to: Montrose Regional Airport, UPS, FedEx and Telluride Express.

**LISTING PRICE**  
**\$1,700,000**

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