

2990 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

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

Member of:



RMCRE NETWORK PARTNER

www.RMCRE.com

Prime Office and Warehouse Facility



2990 N Townsend Ave
Montrose, Colorado 81401

Bldg Sq.Ft. (MOL)	Lot Acreage (MOL)	Listing Price	\$/Sq.Ft.
10,570	2.44	\$2,100,000	\$198.68

~10,570 Sq ft on 2.44 Acres with
Highway 50 Frontage

Excellent opportunity to own a highly functional commercial property located on the north end of Montrose with direct frontage along Colorado Highway 50. This **~10,570 sq ft** property sits on **~2.44 acres** and offers a flexible combination of office, warehouse, and shop space, making it ideal for owner-users, contractors, logistics, service businesses, or light industrial operations. The main **office building** features **~4,480 sq ft** of well-designed office space, including 10 private offices, a conference room, two breakrooms, and a welcoming lobby/reception area. The adjoining **~4,170 sq ft** warehouse is equipped with **three-phase power** and three large overhead doors, allowing for efficient loading, storage, and operations. Additionally, the property includes a **~1,920 sq ft** secondary garage/shop building with two overhead doors and a heated office, providing excellent flexibility for equipment storage, fleet use, or separate work areas. **Zoned B-3** (Business Commercial) in the City of Montrose, the property supports a wide range of commercial and industrial uses. Its strategic location offers high visibility, easy access to Highway 50, and close proximity to the Montrose Regional Airport, making it ideal for businesses requiring regional access and exposure.

Aerial View



Victory Baptist Church

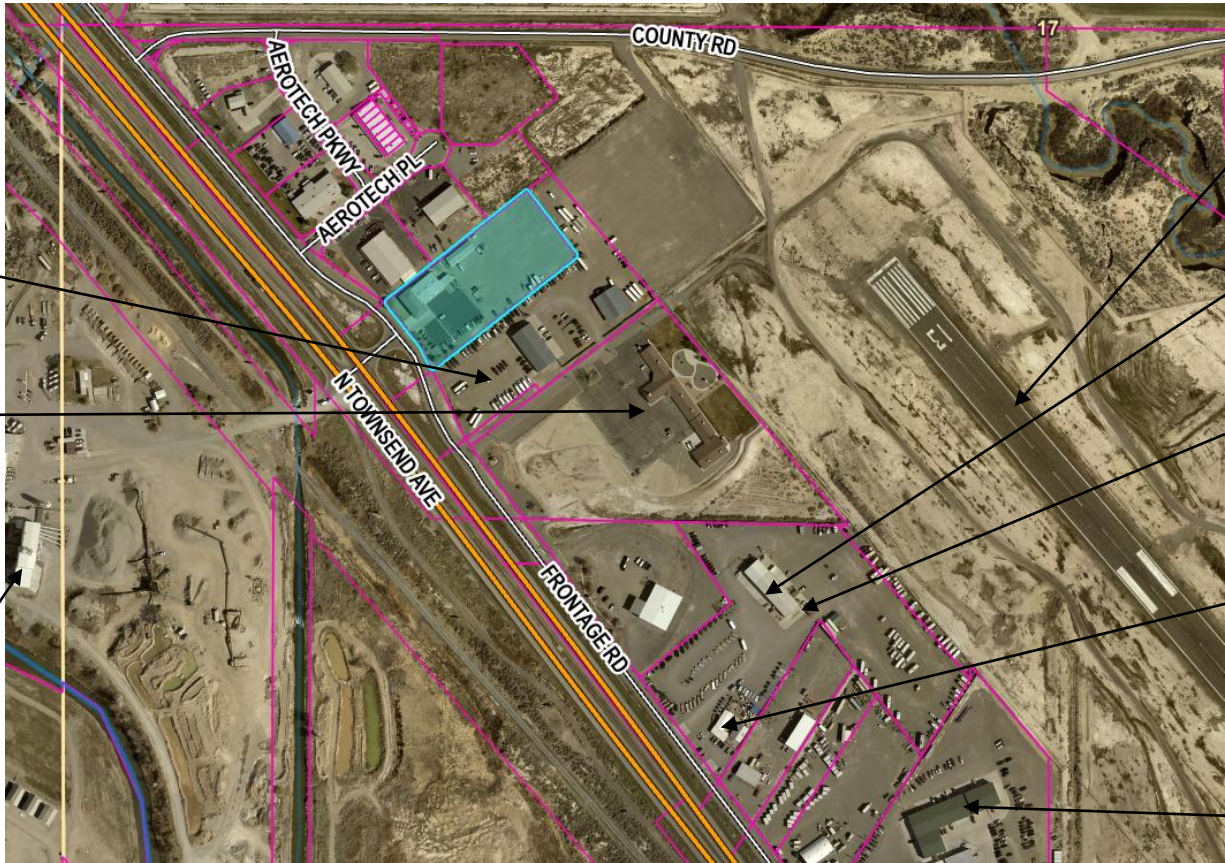


Photo from Montrose County GIS/EagleView



Subject Property

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(Boundary lines are approximate and should be verified.)

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Directions to Property

Starting from Renfrow Realty

1832 South Townsend Ave,
Montrose, CO 81401
Office number (970) 249-5001

↑

Head south toward Montrose Dr

285 ft

↶

Turn left at the 1st cross street onto Montrose Dr

66 ft

↶

Turn left at the 1st cross street onto S Townsend Ave

📍

Pass by Burger King (on the left in 1.3 mi)

3.8 mi

↷

Turn right toward US-50 Frontage W

138 ft

↶

Turn left onto US-50 Frontage W

344 ft

↷

Turn right onto Aerotech Pl

230 ft

↷

Turn right

📍

Destination will be on the left

289 ft

2990 N Townsend Ave

Montrose, CO 81401

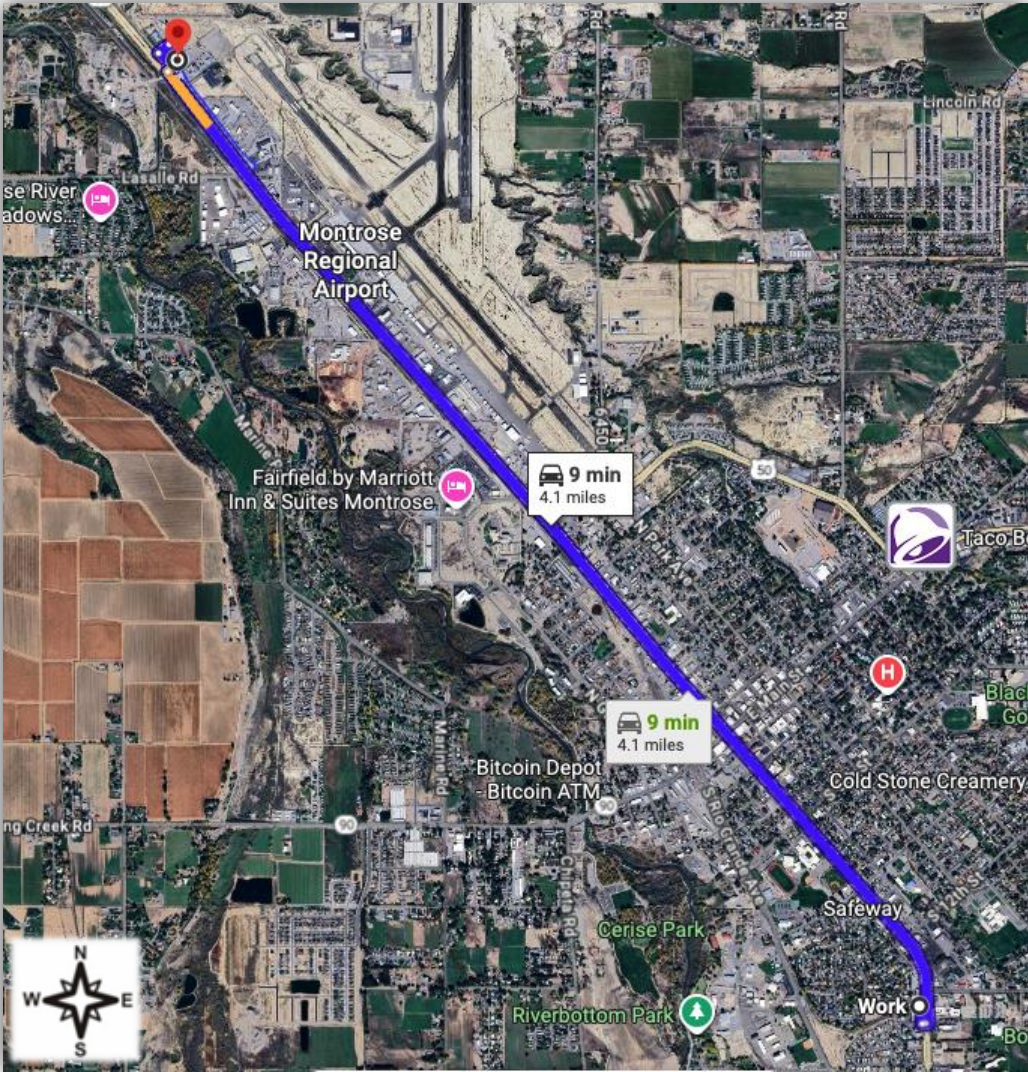


Photo from Google Maps



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Montrose County Assessor Property Account Detail*

Account Detail

Account: R0650381

Owner Information

Owner Name Lucky Launa LLC

Tax Information

2025	\$31,612.80
2024	\$27,617.04

Assessment Information

2025 Actual \$1,665,840

Type	Actual	Acres	SQ FT
Improvements	\$1,362,920	0.0	10,570
Land	\$302,920	0.0	106,286

Legal Description

Parcel Number: 3767-173-06-001

Legal Summary: S: 17 T: 49 R: 9 TR OF LAND IN THE N2SW4 SEC 17 DAC AT THE PT WHERE NLY ROW LN OF HWY 50 INTERSECTS S LN OF SD N2SW4, BEING PT WH NW COR OF SD SEC 17 BRS N 15D19M00S W 4125 FT; RUNNING TH NWLY ALG ELY BNDRY LN OF HWY 50 AS EXISTED ON AUG 29, 1960 375 FT TO POB; TH NWLY ALG ELY BNDRY LN OF HWY 50 220 FT; TH N 52D45M00S E 450 FT; TH S 36D49M00S E 220 FT; TH S 52D45M00S W 450 FT MOL TO POB; LESS HWY ROW DEED BK 544 PG 236; ALSO A TR OF LAND IN THE N2SW4 SEC 17 DAB AT A PT WH THE NW COR OF SD SEC BRS N 30D26M00S W 3702.63 FT; TH N 36D49M00S W 445.00 FT; TH S 52D45M00S W 454.54 FT TO POB; TH S 52D45M00S W 198.00 FT; TH S 36D49M00S E 220.00 FT; TH N 52D45M00S E 198.00 FT; TH N 36D49M00S W 220 FT TO POB

Primary Year Built: 2004

Addition Year Built: 2007

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

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Exterior Photos



Office ~4,480 sq ft and Shop ~4,170 sq ft



Detached Garage/Shop ~1,920 sq ft



Paved parking lot ~26 spaces



Gravel Lot

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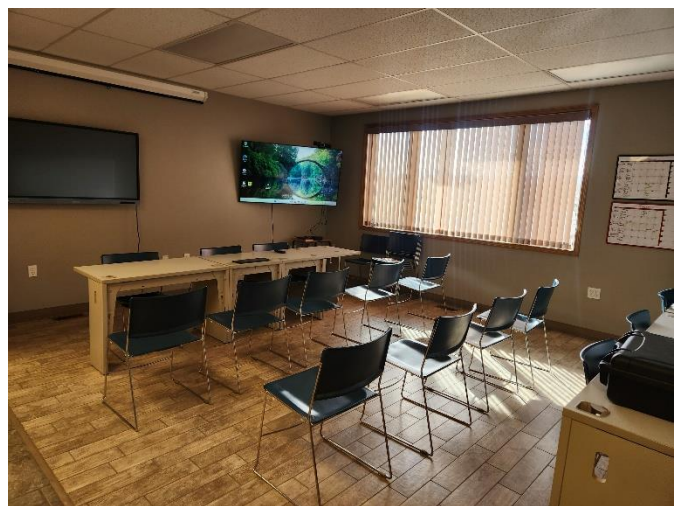
Loading Dock (detached)

Office Photos

~4,480 Sq Ft



Lobby



Training Room



Open Work Area/Breakroom

Upstairs office – Vaulted Ceilings



Copy Area/Entrance to Shop



Conference Room

Shop Photos



4 Overhead Doors



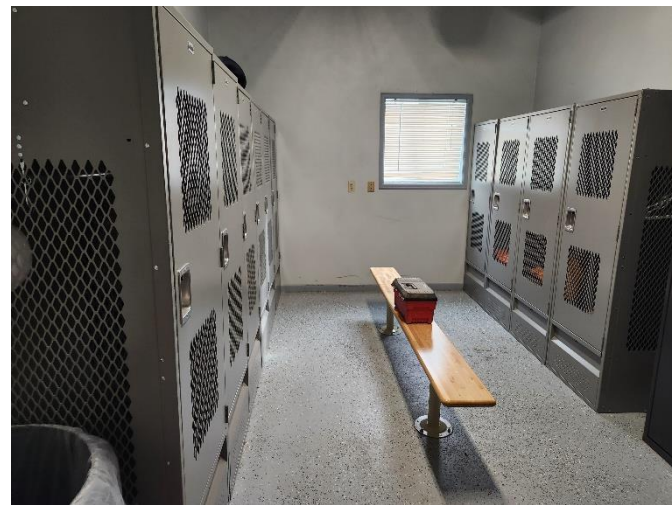
Access from 1st and 2nd floor offices



Large walkway above warehouse



Shop Office



Employee Locker Room

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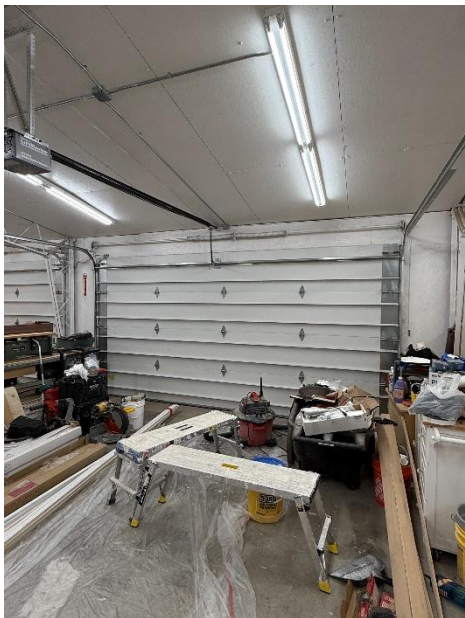
12' X 16' Overhead doors on South Wall

Detached Garage Photos

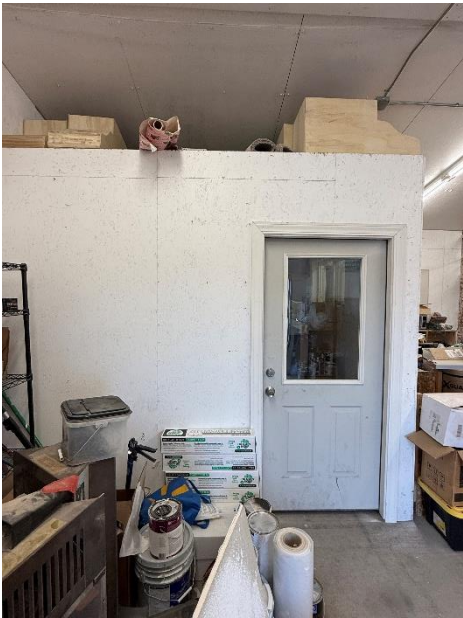
~1,920 Sq Ft



Large Open Space



2 16' X 8' Overhead Doors



Heated Office

Security System

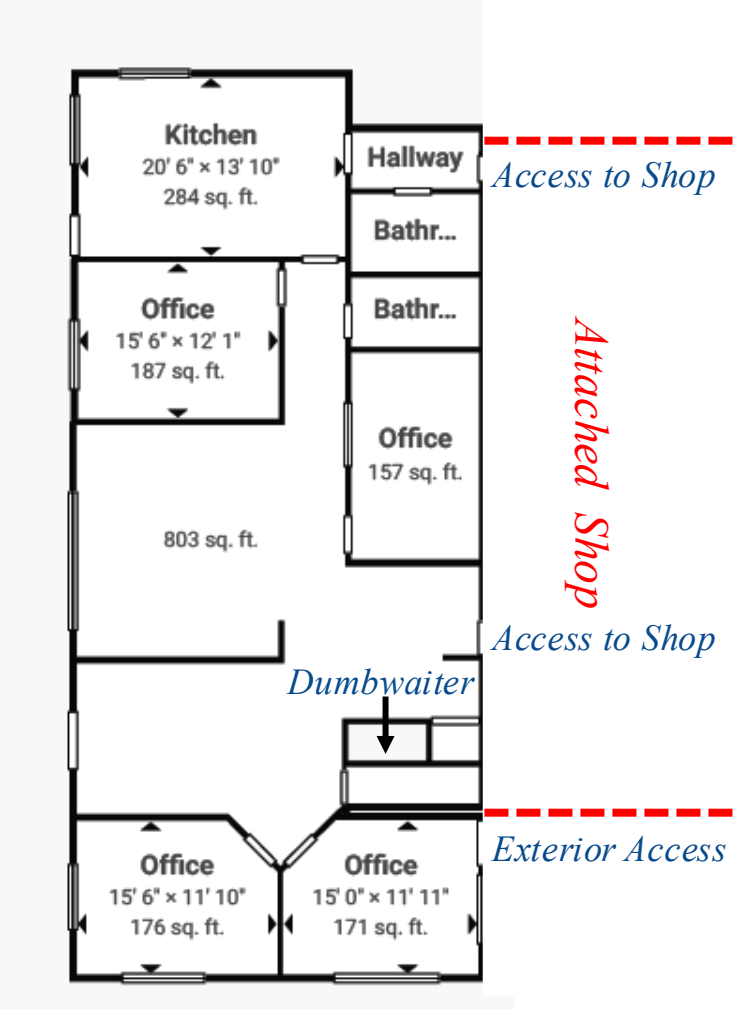


Electric
Baseboard
Heat in Office

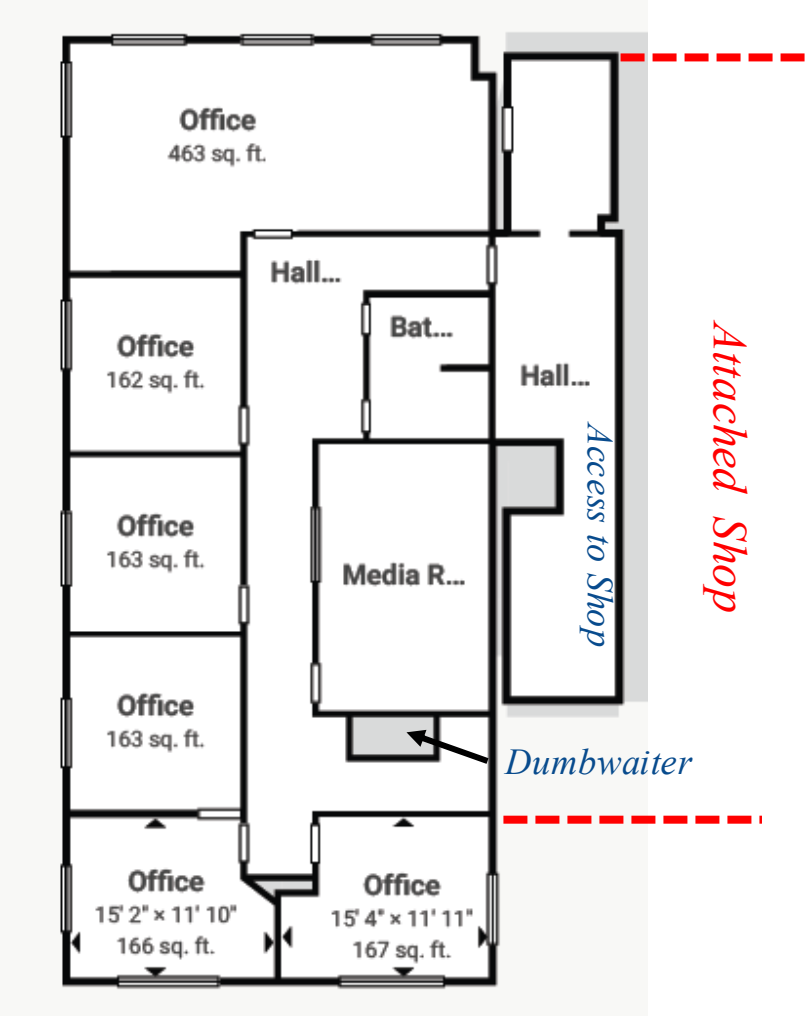


Office Floorplans

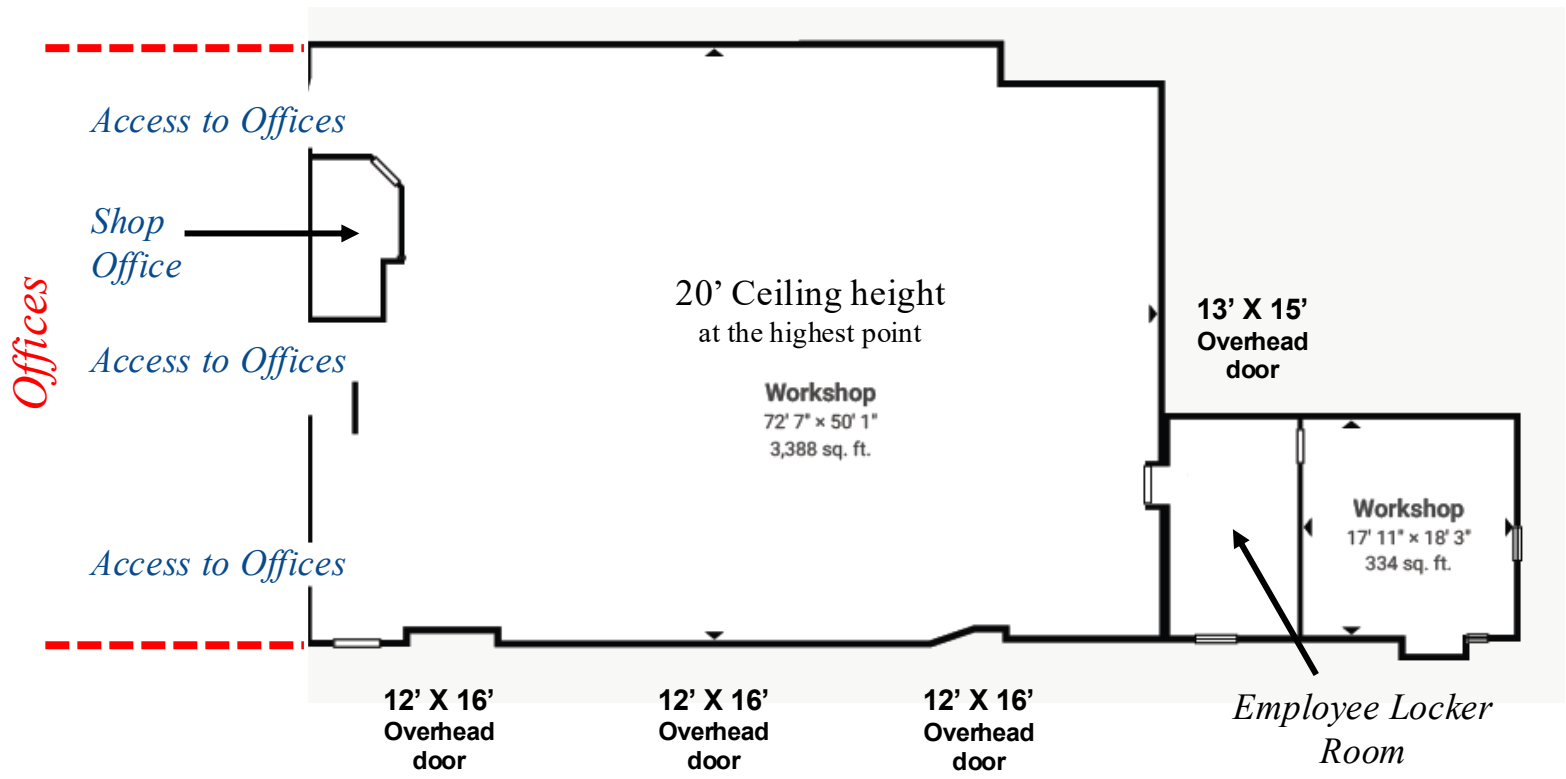
Main Floor



Second Floor



Shop Floorplan



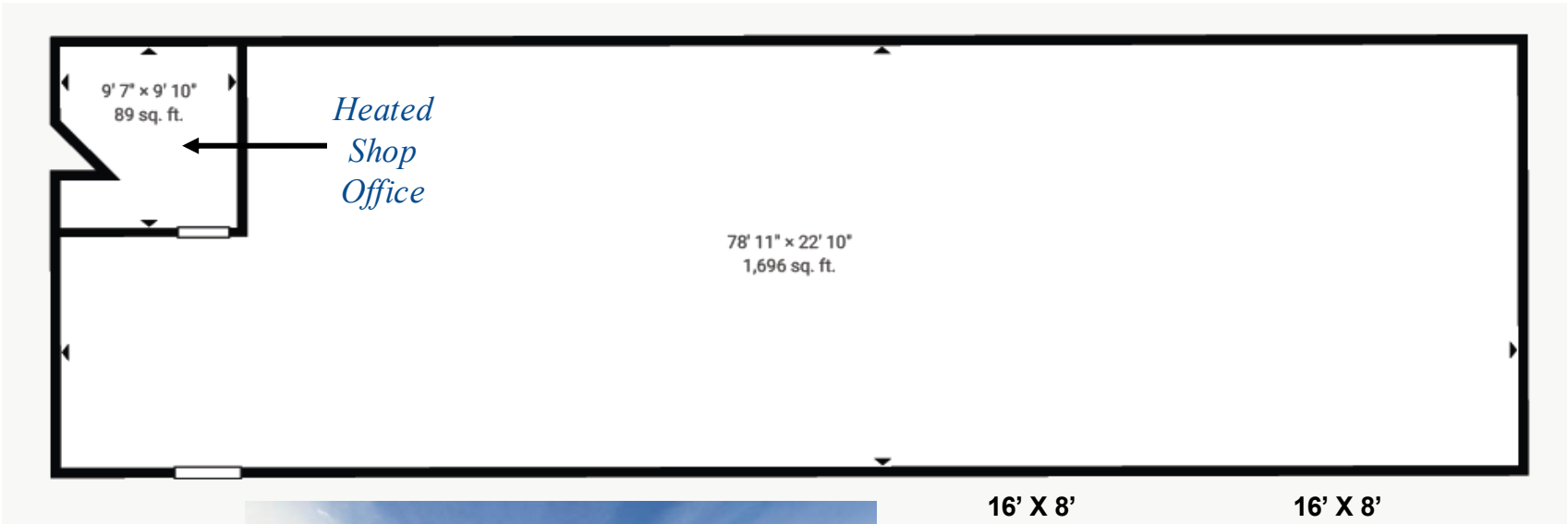
Dimensions are Width x Height
**All dimensions are approximate and should be verified.*

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Garage Floorplan



Property General Information

Utilities

- Water – Menoken Water (970) 249-3242
- Sewer - City of Montrose (970) 240-1400
- Natural Gas - Black Hills Energy (800) 563-0012
- Electricity - DMEA (970) 249-4572
- Trash – Bruin Waste (Green Day Solutions) – (970) 901-2039
- Fiber
 - Elevate (970) 240-6873 (Installed)
 - Clearnetworx (970) 240-6600 (available)



Welder Included

Property Specifics

- Heating and Cooling
 - Suspended Natural Gas (in Main Shop)
 - Natural Gas – Forced Air Heat and AC (Office Building)
 - Evaporative Cooler (in Main Shop)
 - Electric Baseboard (Detached Garage Office)
 - No heat in Detached Garage
- 3 Phase power
 - 120/240/480v
- Garage doors have Automatic openers



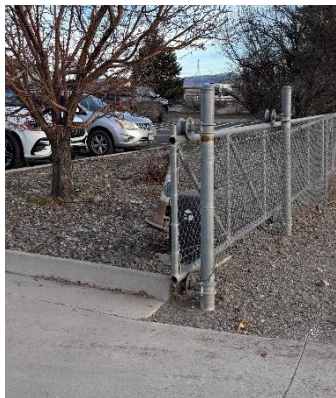
Evaporative Cooler in Main Shop

Inclusions

- Welder
- Air compressor
- 2 Cranes: One ½ Ton and One 2 Ton
- All office furniture is negotiable



Gated Property with Code entry



Dock Ramp

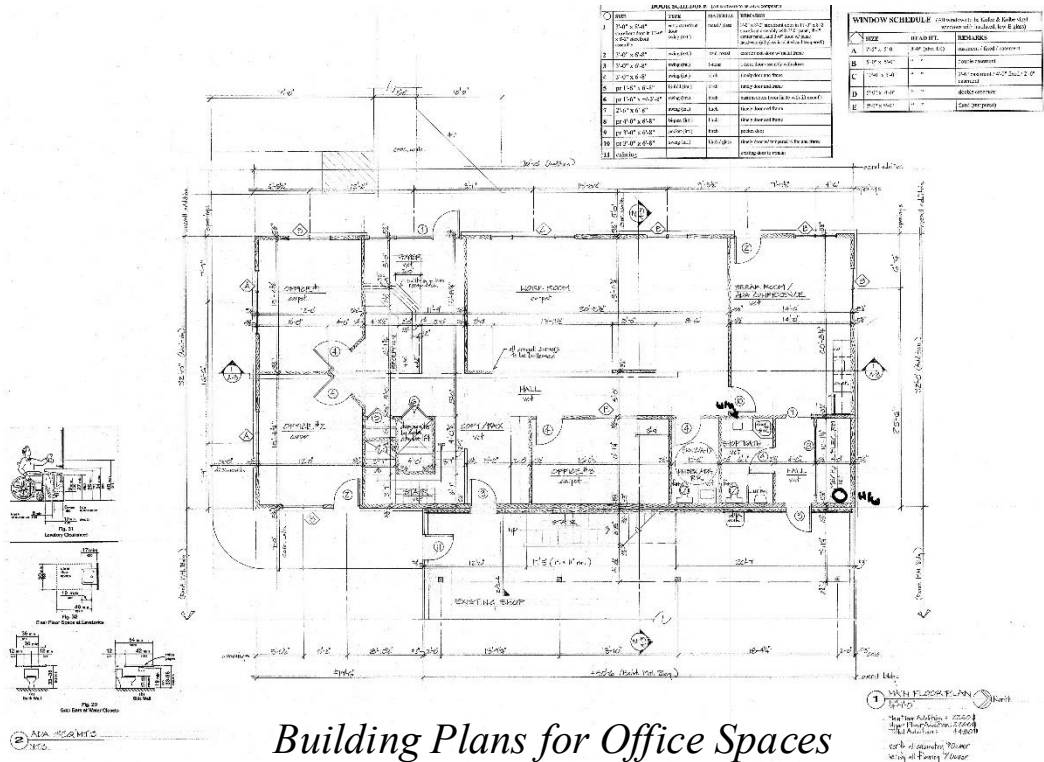


Forced Air System in Offices

Available Documents

Documents available by Request:

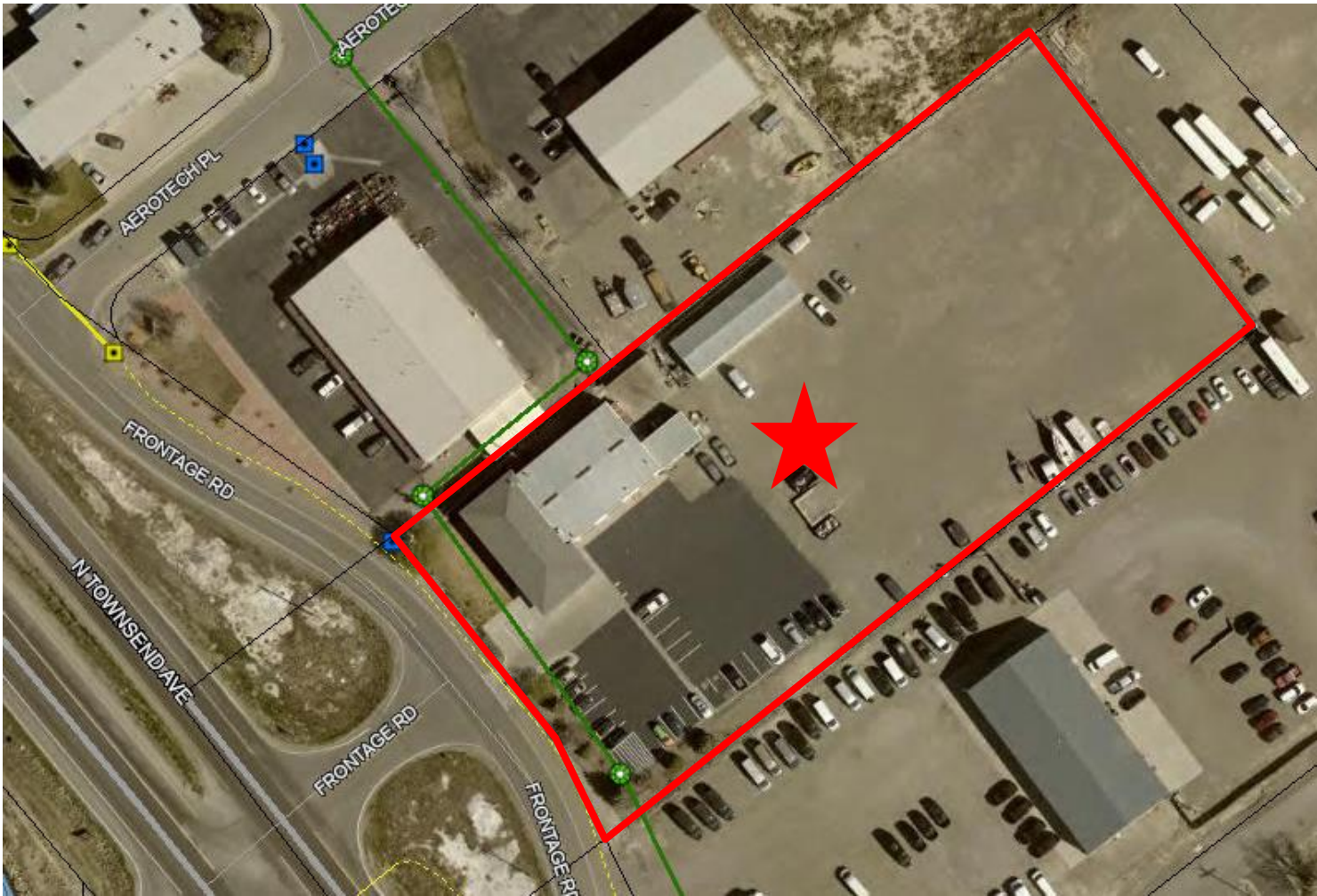
- ❖ Office Building Plans
 - ❖ Thomas R. Chamberlain Architect
 - ❖ July 30, 2003
- ❖ Appraisal
 - ❖ Mountain West Valuation Group
 - ❖ June 12, 2023
- ❖ Matterport Tour
 - ❖ December 31, 2025



*Building Plans for Office Spaces
Provided by:*

*Thomas R. Chamberlain Architect
July 30, 2003*

Utility Map



 Subject
Property

- | | | | |
|---|---|---|---|
|  Meter Pit |  Storm Pipe |  Storm Culvert |  Sewer Line |
|  Storm Drain |  Storm Channel |  Sewer Manhole |  River and Lakes |



**All dimensions are approximate and should be verified.*

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City of Montrose Zoning Map

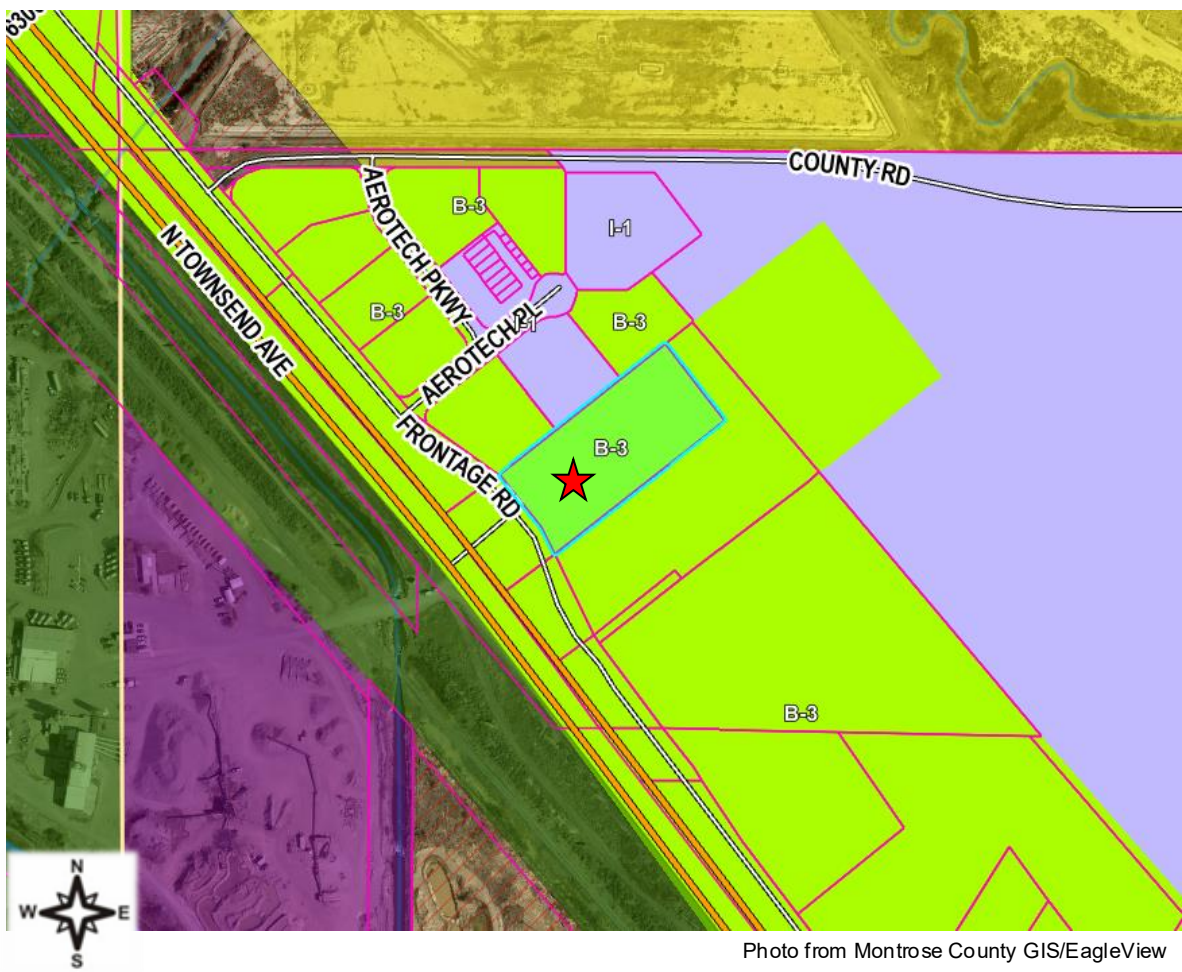


Photo from Montrose County GIS/EagleView

City of Montrose Zoning Districts

- 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.)

- ★ Subject property is zoned B-3 “General Commercial” in the City of Montrose
- Zoning regulations are listed on the following page
- For more information contact the City of Montrose at (970) 240-1400



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*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)

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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
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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Colorado Department of Transportation (CDOT) Traffic Count*

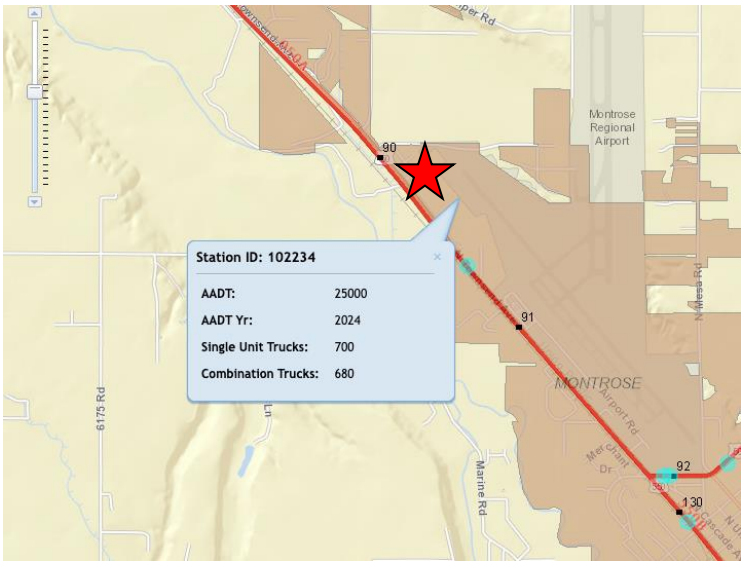


Photo from Google Maps / Street View

Subject Property

DAILY TRAFFIC (08/01/2022)

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	57	43	42	91	168	426	647	663	726	798	891	1,012	928	950	992	1,120	1,192	781	491	400	276	191	93
S	64	47	59	67	179	445	871	1,046	1,025	901	919	902	891	849	831	881	779	827	612	517	355	268	165	103

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 2046)

Station ID	AADT	Year	Single Trucks	Combined Trucks	Projected AADT	Projected Single Trucks	Projected Combined Trucks
102234	25,000	2024	700	680	29,400	821	800

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>
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NORTH CORRIDOR OFFICE & WAREHOUSE

Bldg Sq.Ft. (MOL)	Lot Acreage (MOL)	Listing Price	\$/Sq.Ft.
10,570	2.44	\$2,100,000	\$198.68

- ❖ Highly functional ~10,570 SF commercial property on ~2.44 acres
- ❖ Direct frontage on Colorado Highway 50 with excellent visibility and access
- ❖ Flexible mix of office, warehouse, and shop space
- ❖ ~4,480 SF office with 10 offices, conference room, breakrooms, and lobby
- ❖ ~4,170 SF warehouse with three-phase power and three overhead doors
- ❖ ~1,920 SF secondary shop/garage with heated office and two overhead doors
- ❖ B-3 zoning (Business Commercial) – wide range of permitted uses
- ❖ Convenient north Montrose location near Montrose Regional Airport

Listing Price:
\$2,100,000

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