

555 Spring Creek Road/Highway 90

Montrose, Colorado 81403



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.org

Move-In Ready Commercial Building!



555 Spring Creek Rd
Montrose, Colorado
MLS# 839193

~ Acres	~ Building Sq. Ft.	Rental Price	Annual Rental Price	Building \$/Sq. Ft./year
0.48	1,836	\$3,000	\$36,000	\$19.61

~ Secure your business location with room to grow and operate ~

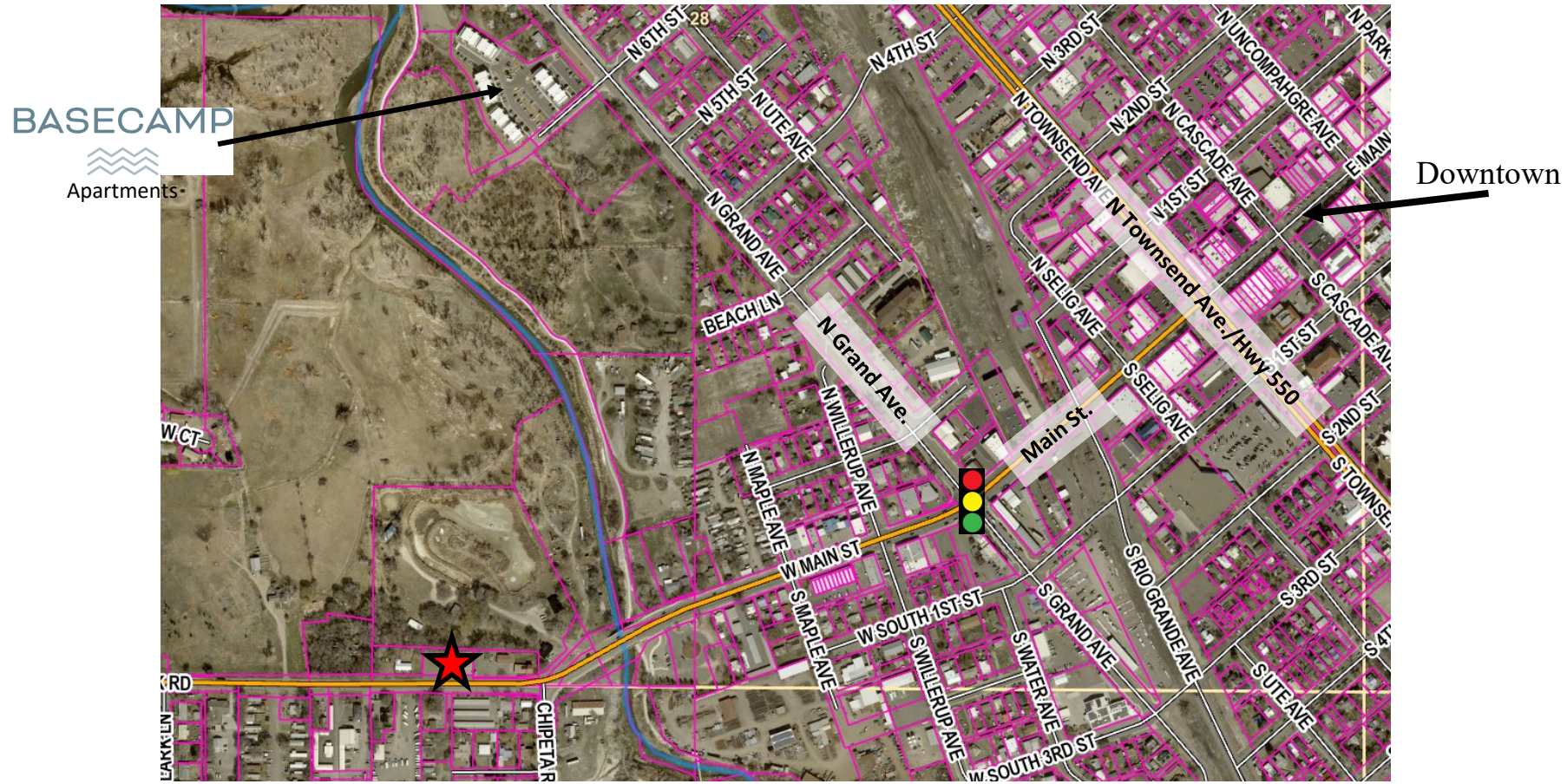
555 Spring Creek offers a rare opportunity to acquire a functional, move-in ready commercial property in Montrose County with frontage on Highway 90. Situated on **0.48 acres** with **General Business zoning**, this **~1,836 SF building** is well-suited for a variety of users seeking flexibility, security, and room to operate. The property is currently **vacant and ready for immediate occupancy**, allowing a user to step in without delay. A standout feature is a partially **fenced yard with a concrete slab**, providing **added security** and an ideal space for **equipment storage, outdoor operations, or additional work area**. With **easy access to main corridors** and positioned in a **growing area of Montrose**, this property supports a wide range of business uses. Whether for a **contractor, service provider, or small business operator**, 555 Spring Creek delivers practical functionality with long-term upside.

Available for Sale MLS # 839190

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



Vicinity Map



 **Subject Property**



Directions

Starting from Renfrow Realty Office
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
38 sec (0.2 mi)
- ↶ Turn left onto Colorado Ave
58 sec (0.3 mi)
- > Continue on S Rio Grande Ave. Drive to Spring Creek
3 min (1.1 mi)

555 Spring Creek Rd
Montrose, CO 81403

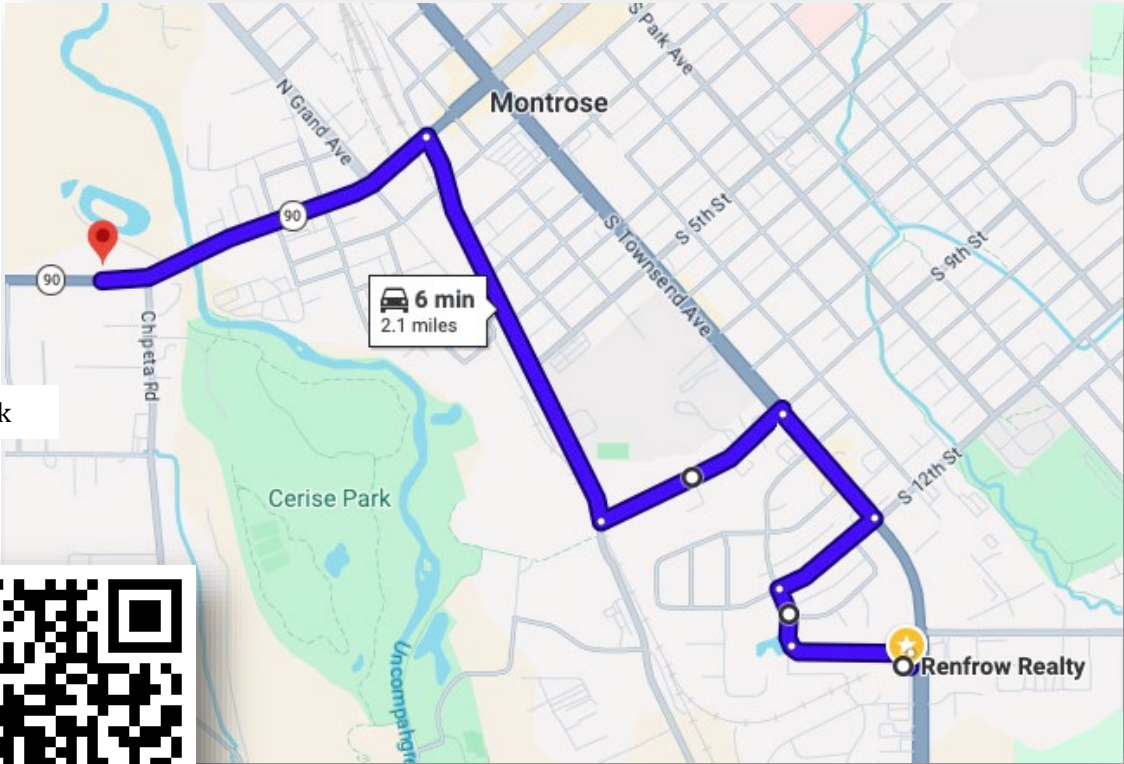


Photo from Goole Maps



Scan QR for directions
from Google maps

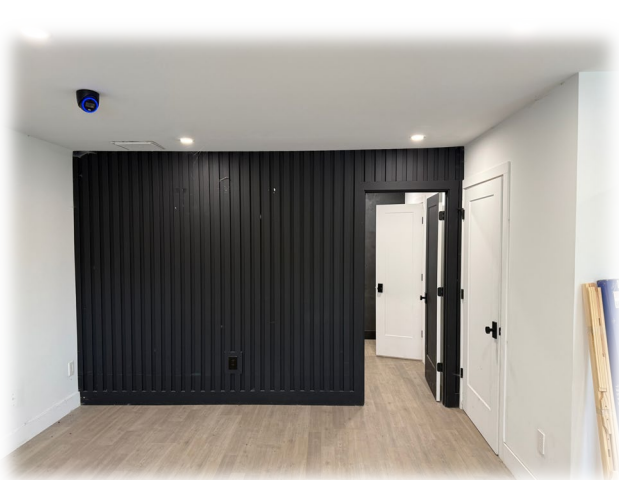
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Exterior Photos



Lobby & Private Office Photos



Shop/Work Room Photos



General Information

UTILITIES

- ❖ Water – City of Montrose (970) 240-1400
- ❖ Sewer – West Montrose Sanitation (970) 249-1686
- ❖ Gas – Black Hills Energy (800) 563-0012
- ❖ Electricity – DMEA (970) 249-4572
 - ❖ 200 amp Single Phase
- ❖ Internet
 - Spectrum Internet (877) 959-1799
 - Installed
- ❖ Fiber
 - Elevate (844) 386-8744
 - Available, not installed
 - Clearnetworx (970) 240-6600
 - Infrastructure would need to be installed

EXCLUSIONS

- ❖ Tenants/Owner personal property

PROPERTY SPECIFICS

- ❖ Heat
 - Forced Air
 - Furnace replaced in 2021
- ❖ Air Conditioning
 - Forced Air
- ❖ Tankless water heater
 - Installed 2023
- ❖ Led lighting
 - Installed 2023
- ❖ Main Water Line and Water Shutoff
 - Replaced 2026

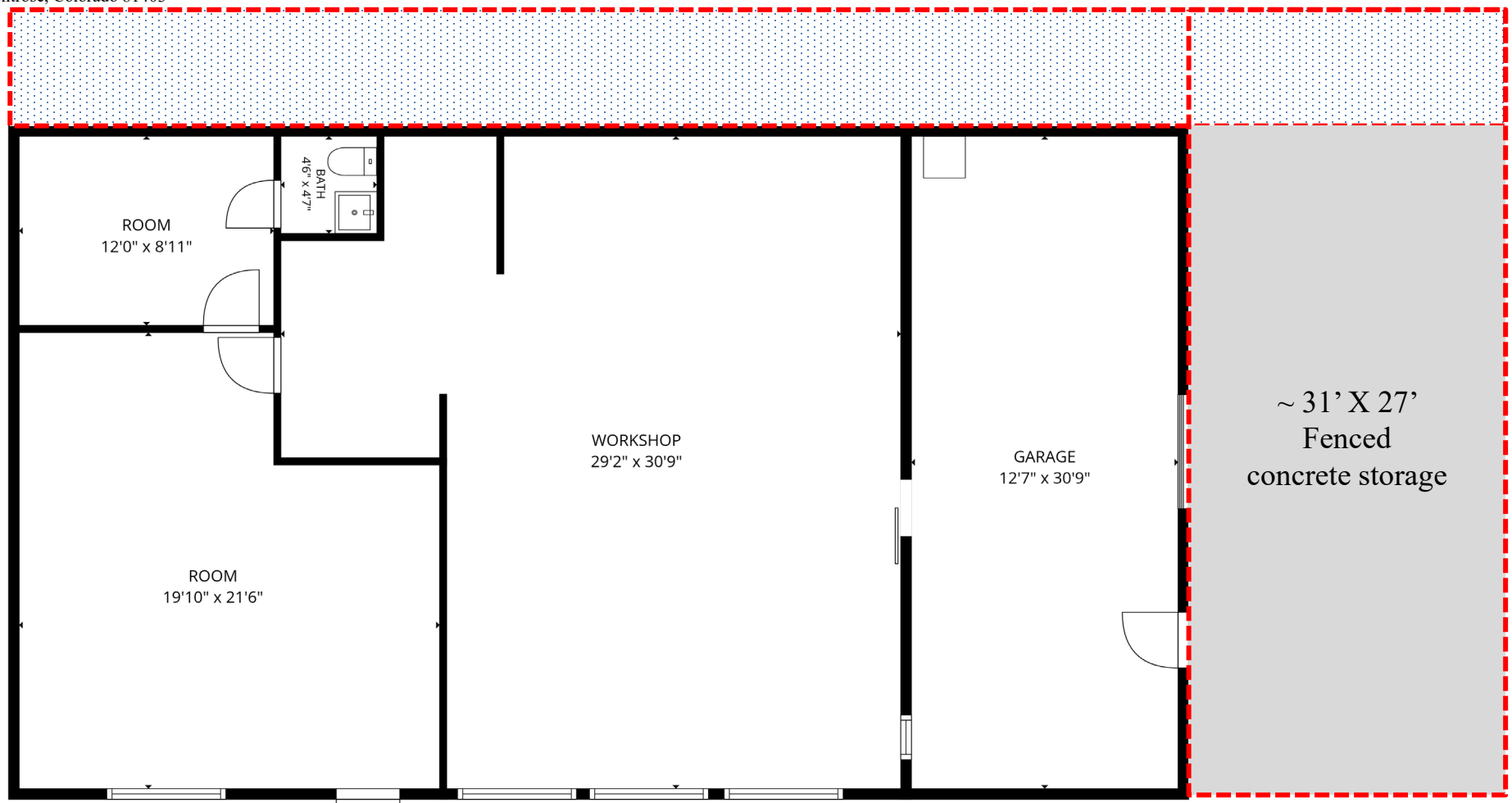
LEASE DETAILS

- ❖ Adjusted Gross Lease
 - ❖ Tenant will pay for utilities, landscaping, snow removal
 - ❖ Tenant shall be responsible for minor maintenance repairs
 - ❖ Tenant will provide \$1M liability insurance policy with owner listed additionally insured
 - ❖ Landlord will pay for building insurance and taxes
 - ❖ Landlord takes care of capital repair expenses
- ❖ Security Deposit shall be equal to one month rent payment
- ❖ Landlord may run a background and credit check



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ROOM
12'0" x 8'11"

BATH
4'6" x 4'7"

ROOM
19'10" x 21'6"

WORKSHOP
29'2" x 30'9"

GARAGE
12'7" x 30'9"

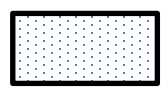
~ 31' X 27'
Fenced
concrete storage



*Dimesions are
approximate and
should be verified

Parking Lot

Contact John Renfrow
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Gravel Area- Fenced in



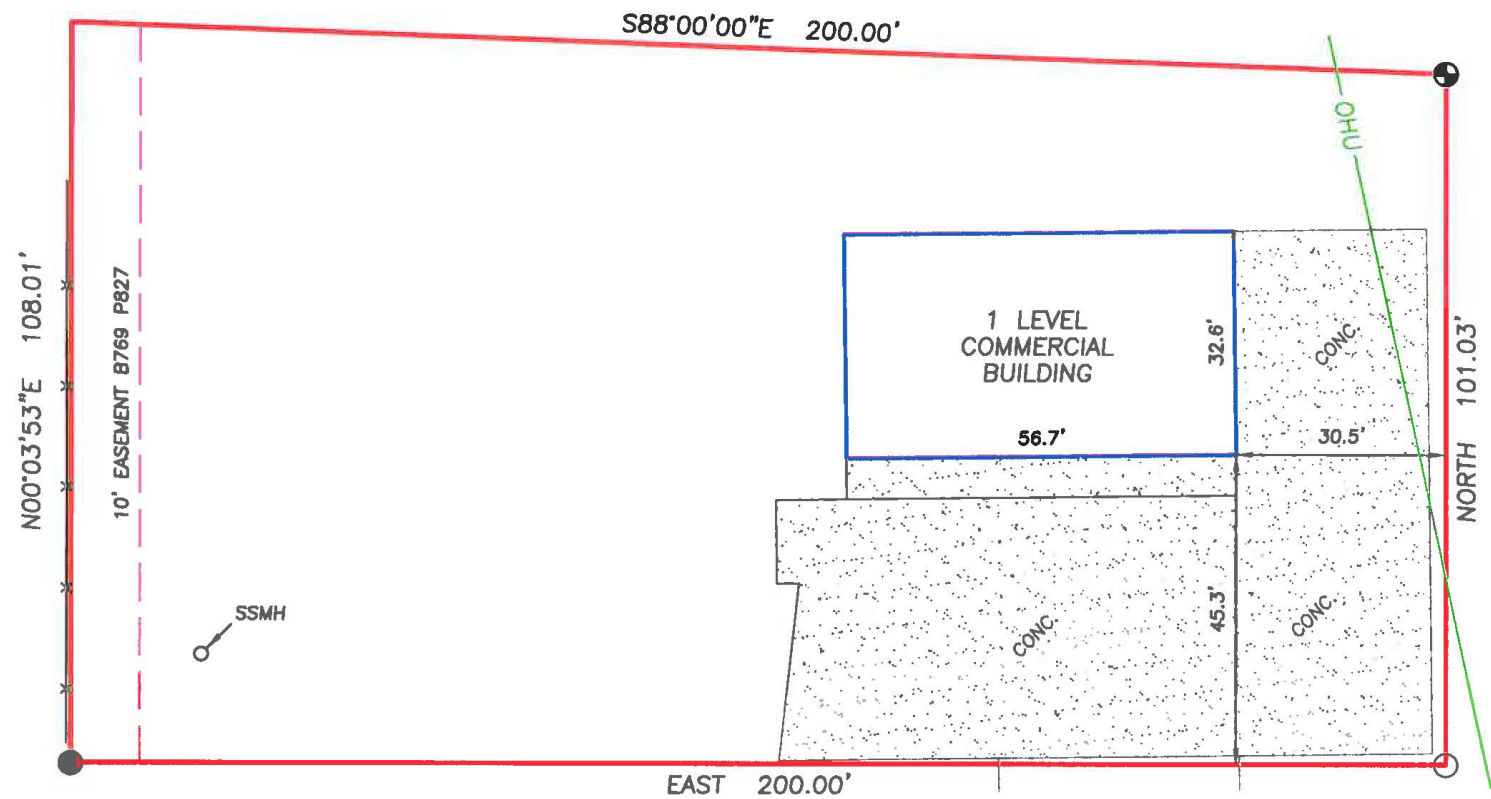
Chain link fence



Concrete slab



Improvement Location Certificate



SPRING CREEK BOULEVARD



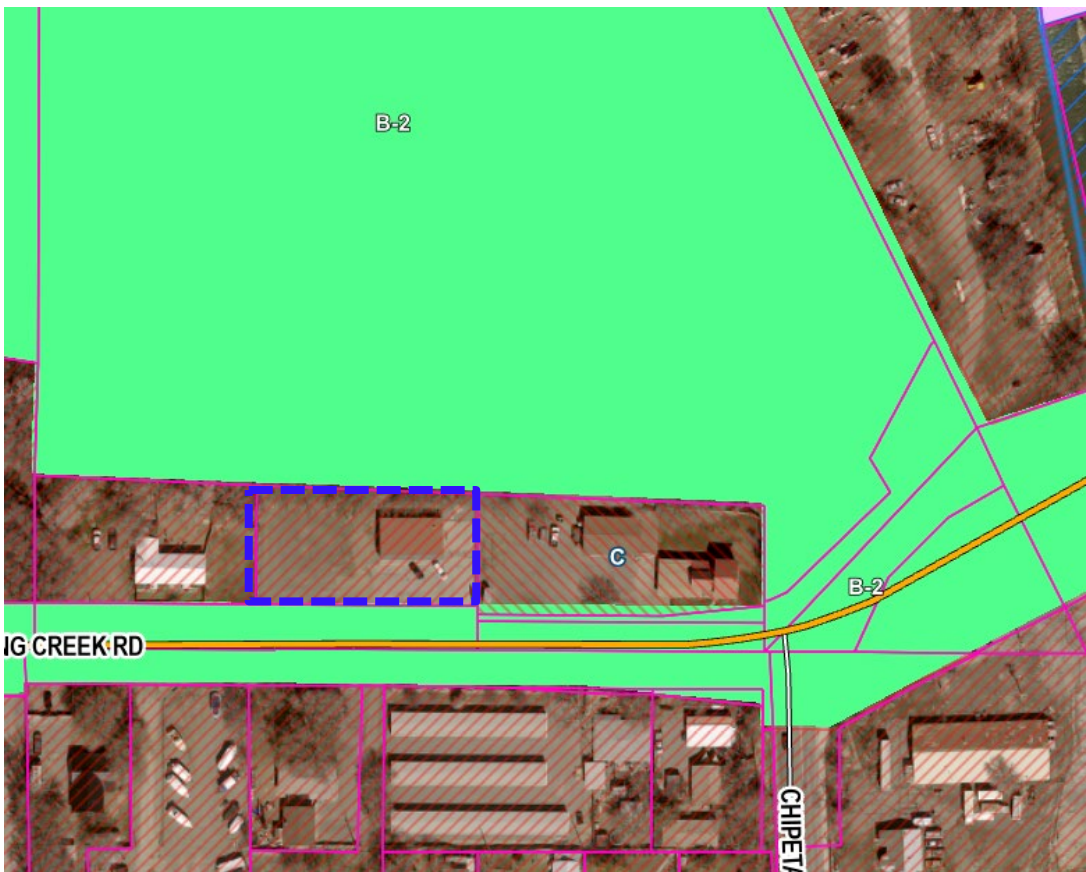
Performed by:
Gunnison Valley Survey (970) 240-0976
February 24, 2012



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Montrose County Zoning Map



County Zoning Districts

-  General Business "B" ←
-  General Commercial "C"
-  General Industrial "I"
-  General Residential "R"
-  Residential- Manufactured Home Park "R-MHP"
-  Planned Development "PD"
-  Public Lands "P-L"
-  General Agricultural "A"

-  Subject Property is in the City of Montrose zone B-2, MHR, R-3, R-4 and County Zoning General Business "B"
- Zoning Regulations are on the following pages
- For more information contact City of Montrose (970) 240-1475 or Montrose County (970) 249-6688



Zoning Breakdown — Montrose County

"B" General Business*

Montrose County Zoning Regulations, Sec. II — Zone District Standards,
recorded 7/1/2026

Intent:
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.

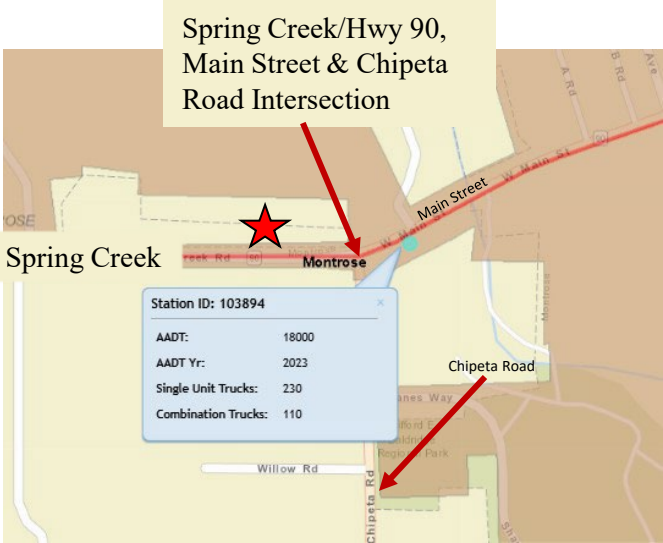
Legend: **R** = Permitted by right | **C** = Conditional use | **S** = Special use permit | **—** = Not permitted
A = Accessory use | **T** = Temporary use (permit required)

Permitted Land Uses — B (General Business):

Land Use	B	Land Use	B	Land Use	B	Land Use	B
Ag Product Distribution/Storage	—	Brewpub	R	Personal Services	R	Airport, Heliport	S
Ag Product Sales	—	Microbrewery, Distillery	R	Professional Office	R	Auto Service & Repair	—
Ag Product Manufacture	—	Restaurant	R	Professional Services	R	Vehicle/Equipment Sales	—
General Farming/Ranching	—	Brewery, Distillery, Winery	—	Govemment Facility	R	Heliport	R
Hemp Processing	—	Food Processing/Packaging	—	Public Utility Facility	R	Truck Stop	—
Composting Facility	—	Group Home	R	Public Utility Infrastructure	—	Salvage Yard	—
Commercial Nursery	—	Senior Housing	R	Utility Transmission Lines	R	Distribution/Warehousing	—
Livestock Confinement	—	Hospital	R	Telecommunication Facility	R	Mini-Storage Warehouse	R
Retail Nursery	—	Medical/Dental Clinic	R	Battery Energy Storage (BESS)	—	Wholesale Establishment	—
Stable	—	Massage Therapy Business	R	Power Generation	—	Solid Waste Disposal	—
Kennel	—	Natural Medicine Business	—	Renewable Energy, Large	—	Accessory Dwelling Unit (ADU)	R
Veterinary Clinic	R	Dwelling, Single-Family	R	Renewable Energy, Small	R	Accessory Structure/Building	R
Child Care Center	R	Dwelling, Duplex	—	Campground	—	Accessory Use	R
Cemetery	—	Dwelling, Multiple-Family	—	Recreation Facility, Indoor	R	Onsite Energy Generation	R
Cemetery w/ Crematorium	—	Short-Term Rental	R	RV Park	R	Home Occupation	R
Community Center	R	Hotel/Motel	R	Amusement Facility, Indoor	R	Outdoor Storage	R
Place of Assembly/Worship	R	Manufacturing, Light	—	Amusement Facility, Outdoor	S	Roadside Stands	—
Public Facilities	—	Manufacturing, Medium	—	Recreation Facility, Outdoor	—	Yard or Garage Sale	R
Educational Facility	R	Manufacturing, Heavy	—	Shooting Range, Commercial	—	Construction Office	R
Winery	—	Natural Resource Exploration	—	General Retail	R	Temporary Occupancy of RV	—
Tasting Room	—	Natural Resource Extraction	—	Heavy Retail	—	Temporary Workforce Housing	—
Bar or Tavem	R	Park	R	Sexually Oriented Business	—		



Traffic Count Information



555 Spring Creek



DAILY TRAFFIC (06/20/2023)

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	6	4	1	9	21	70	206	345	343	296	282	298	294	216	223	233	294	238	198	125	94	80	25	7
S	5	4	3	2	8	31	55	139	182	206	192	249	296	235	221	281	342	403	280	226	179	110	57	19

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).

Contact Brian Killan with CDOT about traffic and access information. (970) 683-6284

FUTURE TRAFFIC (Projection Year 2044)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
103894	090B	89.394	89.858	18,000	2024	230	110	1.9	10	20,376

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.

Understanding Future Traffic if developed for Multi-use or high density*



Potential future road to connect Marine Road to Roundabout (Spring Creek, W. Main and Chipeta Rd)

Subject Property (all parcels)



Potential future Roundabout with Spring Creek, W. Main and Chipeta Road

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0.48	1,836	\$3,000	\$36,000	\$19.61



- ❖ ~1,836 SF commercial building on ~0.48-acre lot with Frontage on
 - ❖ Spring Creek/Hwy 90
 - ❖ General Business zoning in Montrose County
 - ❖ Vacant and ready for immediate occupancy
- ❖ Small fenced yard with concrete slab for secure storage/use
 - ❖ Ideal for contractors, service businesses, or owner-users
- ❖ Convenient access to major routes and surrounding growth
 - ❖ Excellent visibility with Pole Sign on Spring Creek Rd.

\$3,000/month

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