

121 Tributary Street Montrose, CO 81401

Shell Building || 55,624+- Square Foot Shell on 3.491 Acres

Prime location in Colorado Outdoors Complex in Growing Montrose, CO



For Sale

Colorado Outdoors Office Center
51,531 RSF of office space available

 **Ovation
Healthcare**


VIRTUAL



Property Summary

Listed at: \$11,500,000.00 Square Feet: 55,624+- Lot Size: 3.491 Acres

Prime commercial investment opportunity in the Colorado Outdoors complex in Montrose, Colorado situated along the Uncompahgre River corridor. Colorado Outdoors is a thriving new addition to the Western Slope and the location offers various unique tax credits and local incentives for investors and business owners. There are several tenants in the complex already including manufacturing, lodging, retail, dining and more. The complex is ideally located along the river and very near the Montrose Regional Airport for added convenience.

The space: Currently the building has the shell completed. A Buyer can complete construction in a build to suite fashion or finish as originally planned as a medical center (ambulatory care center) and/or medical imaging center.

Property Rendering

**Artist Rendering of
Building When Complete
Not To Scale and Not
Complete*



*Information deemed reliable, but not guaranteed

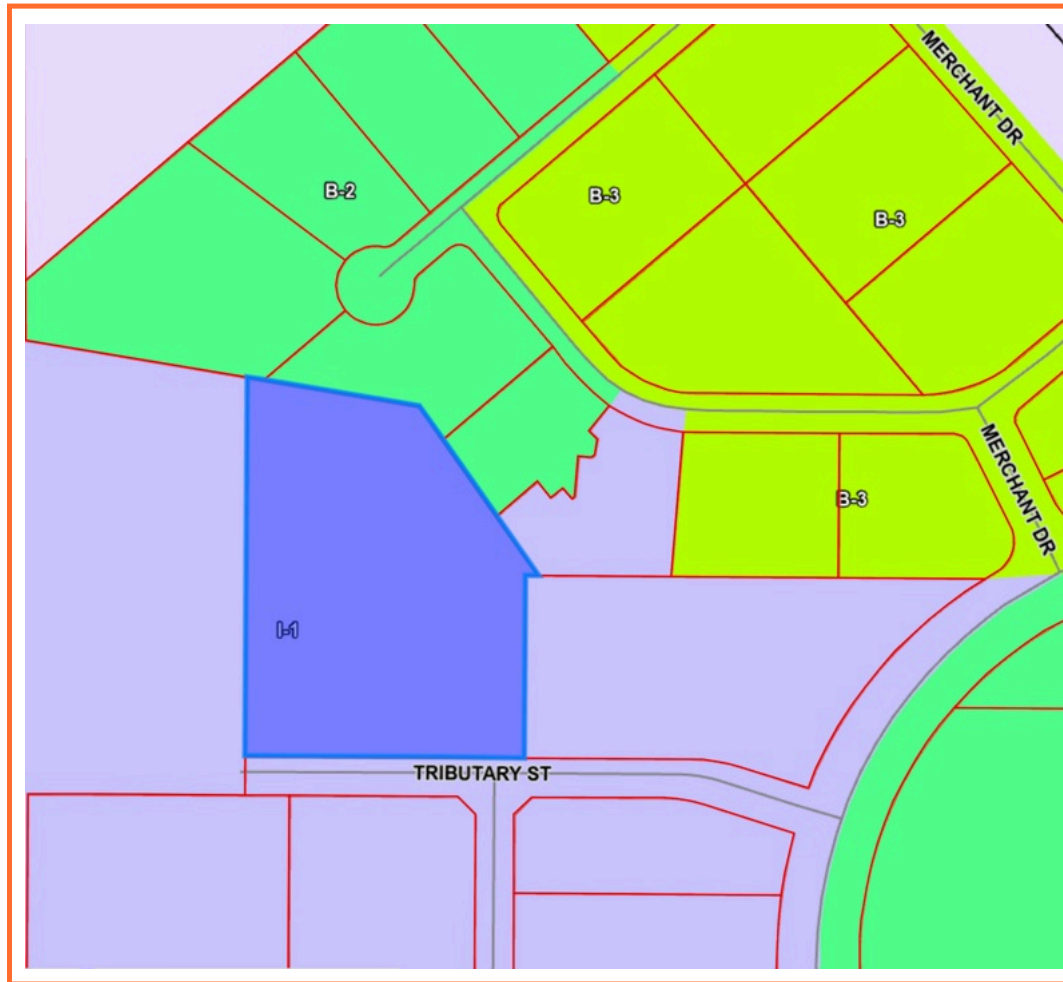
Aerial View



The subject property is ideally located near the airport in the new Colorado Outdoors campus in North Montrose.

*Information deemed reliable, but not guaranteed

Zoning Information



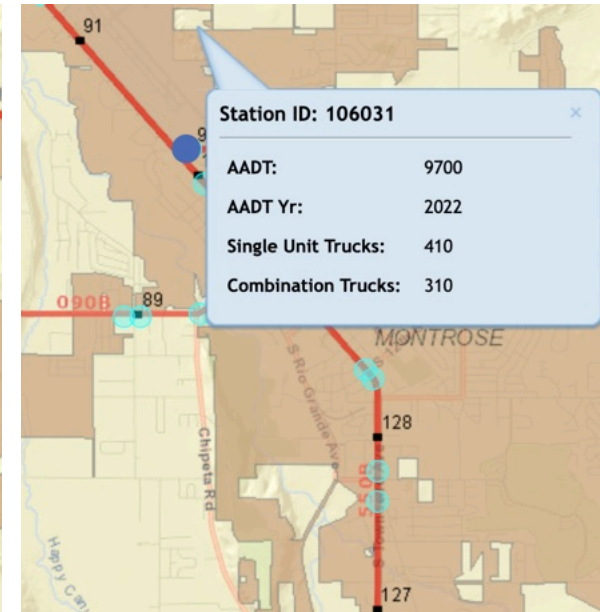
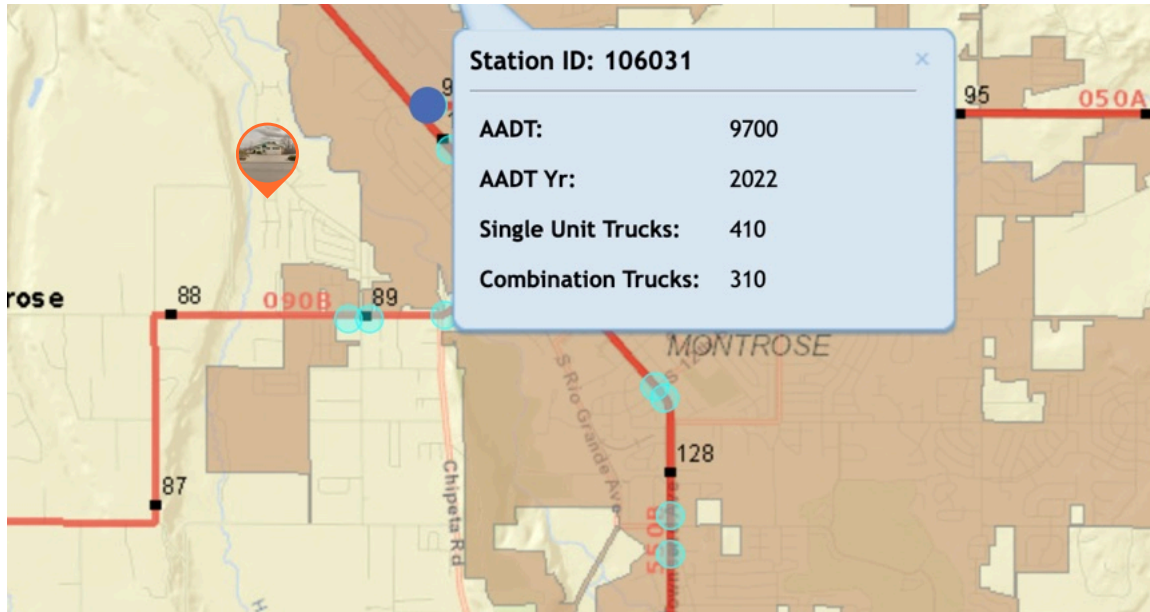
City of Montrose Zoning Districts

- 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.)
- R-4, High Density (Apts.)
- R-5, Low Den/MFD Housing Dist
- R-6, Med Den/MFD Housing Dist
- RL, Rural Living
- P, Public

*Zoning information provided by Montrose County GIS, please inquire for special use by right opportunities.

*Information deemed reliable, but not guaranteed

Traffic Data



Station ID	Route	Start	End	County	City	Description
102234	050A	90.542	91.878	Montrose	Montrose	ON SH 50 SE/O LASALLE RD, MONTROSE
106018	050A	91.878	92.169	Montrose	Montrose	ON SAN JUAN AVE E/O N JCT SH 50, MONTROSE
107494	050A	92.169	93.135	Montrose	Montrose	ON SAN JUAN AVE E/O PARK AVE, CR 64.50, MONTROSE
106031	050A	93.135	93.558	Montrose	Montrose	ON SAN JUAN AVE N/O E JCT SH 50, MONTROSE
102243	050A	93.558	93.728	Montrose	Montrose	ON SH 50, MAIN ST SW/O LOCUST ST, MONTROSE
102244	050A	93.728	94.098	Montrose	Montrose	ON SH 50, MAIN ST NE/O LOCUST ST, MONTROSE
102245	050A	94.098	95.107	Montrose	Montrose	ON SH 50, MAIN ST E/O HILL CREST DR, MONTROSE

*Information deemed reliable, but not guaranteed



Property Details

121 Tributary Street, Montrose, CO 81401
Listed at: \$11,500,000

- ★ Planned state of the art ambulatory service center
- ★ Designed to accommodate Medical Imaging facilities and more
- ★ 100,000+ service population in Southwest Colorado
- ★ Great Location near Montrose Regional Airport
- ★ Centerpiece of the Colorado Outdoors Complex
- ★ Excellent Opportunity for End User or Investor
- ★ Located in an Opportunity Zone with Possible Tax Benefits
- ★ Excellent Location and Visibility

*Information deemed reliable, but not guaranteed

Master Development Site Plan



Potential Uses:

- | | | |
|--|--|---|
| A Basecamp Apartments II - 168 units | D Mainstreet District - Mixed use | H Marriott Hotel Sites |
| A Basecamp Townhomes - 38 units | E Commercial and Office | I Colorado Outdoors Medical Center |
| B Basecamp Apartments I - 96 units | F Light manufacturing- Colorado Yurt Campus | J Medical office |
| C Basecamp Riverfront Duplexes - 44 units | G Flex industrial-20 suites | K Mixed use (commercial and residential) |

Property Images



Property Images



Contact Us!



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