

445 Kristen Court

Montrose, Colorado 81401



SALE INFORMATION PACKET



John Renfrow * Renfrow Realty

Contact John Renfrow / Renfrow Realty
(970) 249-5001 / (970) 874-1500

www.RenfrowRealty.com

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



RMCRE NETWORK PARTNER
www.RMCRE.com

Large Office and Warehouse Space!

Property Acrage (MOL)	Building Sq.Ft. (MOL) Including Shop	List Price	Sq. Ft. Price
7.02	5,307	\$724,888	\$136.59

**Easy Hwy 50 Access,
B3 General Commercial Zoning Allows Residential Use
Possible Live-Work Location!**

7.02 acres (MOL) commercial property located just off Highway 50/North Townsend Ave. Building is 5,307 sq.ft (MOL) that includes storage and a 1,980 sq.ft. (MOL) warehouse/shop as well as a large graveled yard space. Zoned B-3 within the City of Montrose this property provides a variety of possibilities; construction/contractor services, limited manufacturing, building material sales and storage. The shop has one 10' x 10' overhead door and a 12' x 12' overhead door. Also offers easy access from Highway 50 / Highway 50 frontage road. Other facilities in close proximity include Montrose Regional Airport, UPS, FedEx and Delta-Montrose Electric Association (DMEA).

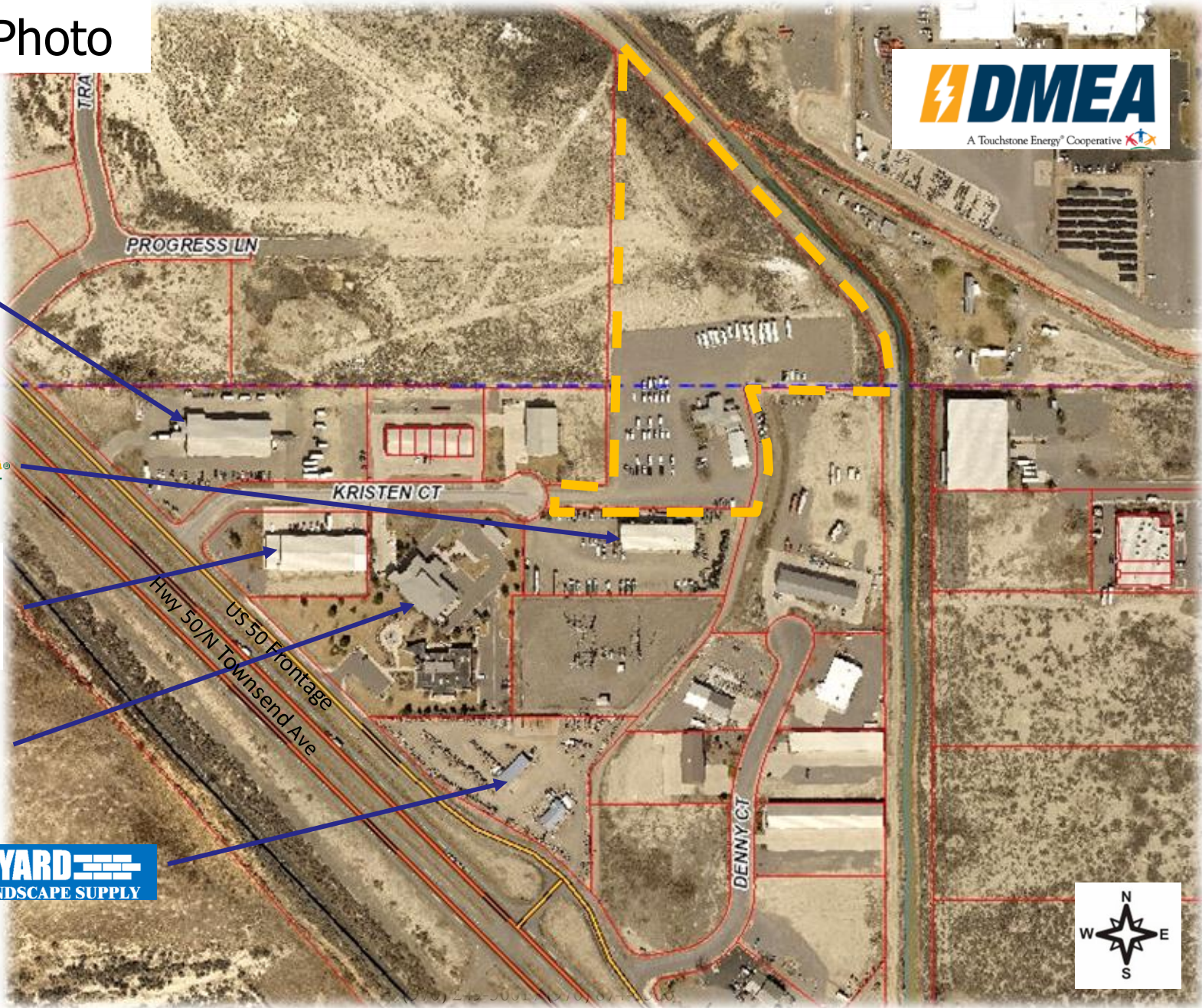
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Aerial Photo



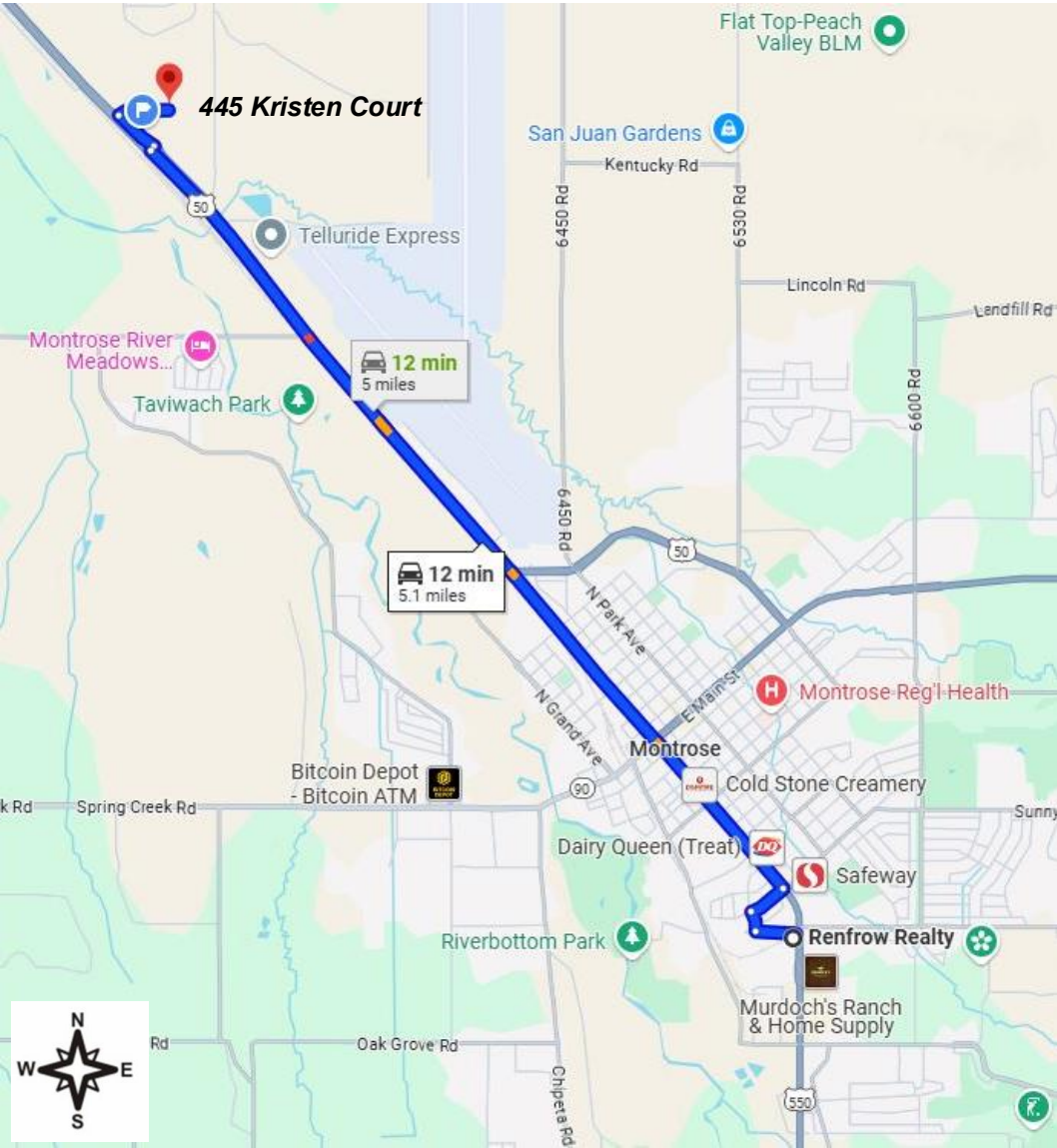
Directions to Property

11 min without traffic

Renfrow Realty
1832 S Townsend Ave, Montrose, CO 81401

- > Take Poplar St and Columbia Way to S Townsend Ave
2 min (0.5 mi)
- ← Turn left onto S Townsend Ave
Pass by Burger King (on the left in 1 mi)
7 min (4.2 mi)
- ✓ Follow US-50 Frontage W to Kristen Ct in Montrose
2 min (0.4 mi)
- ↗ Turn right toward US-50 Frontage W
135 ft
- ← Turn left onto US-50 Frontage W
0.2 mi
- ↗ Turn right onto Kristen Ct
0.2 mi

Starting from Renfrow Realty
1832 S Townsend Ave,
Montrose, CO 81401
Office number (970) 249-5001



Office / House Photos



Entrance/Reception Area



Conference Room



Office



Kitchen and Dining Room



Office



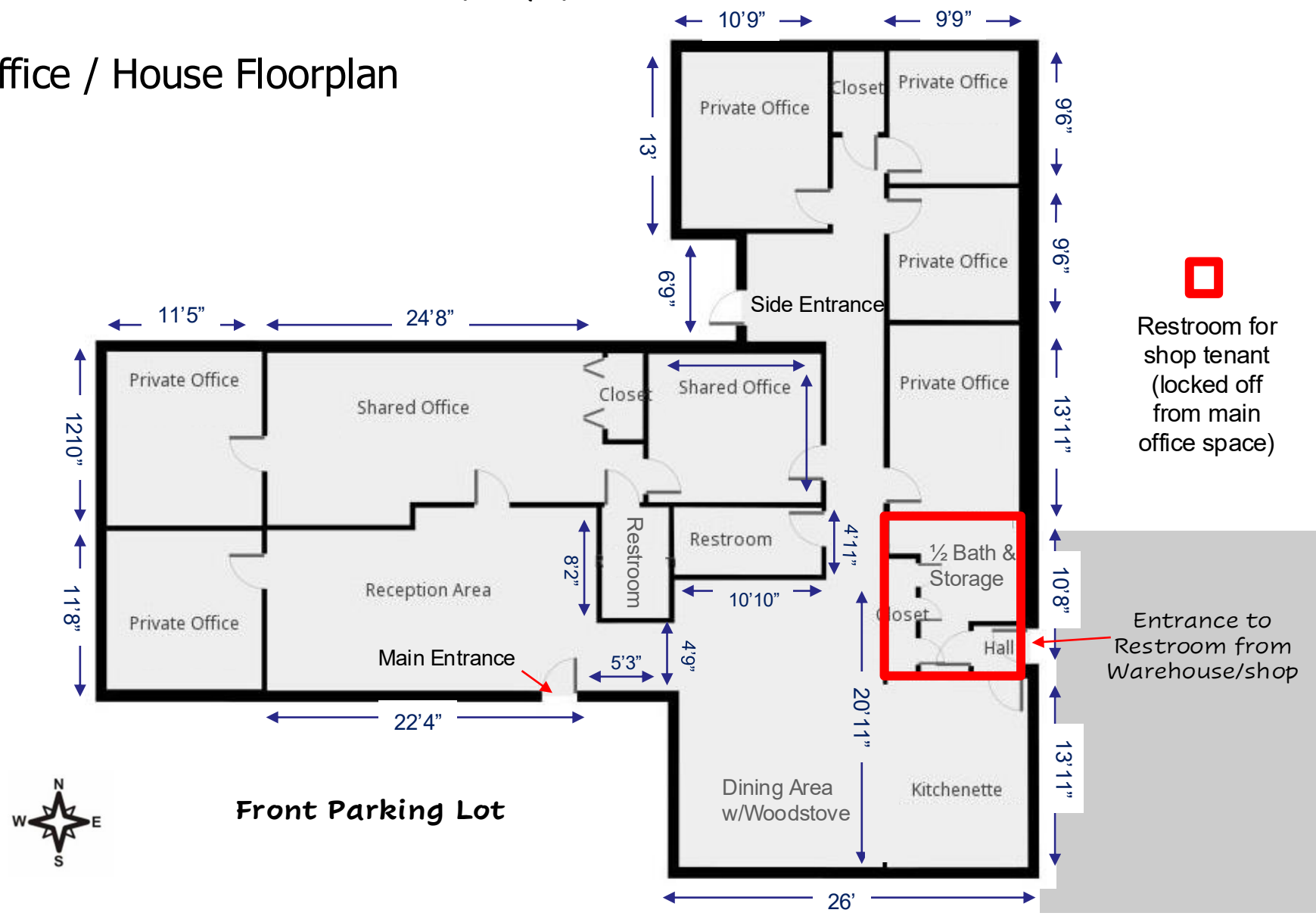
Fireplace is currently
not working



Office

Back Gravel Lot

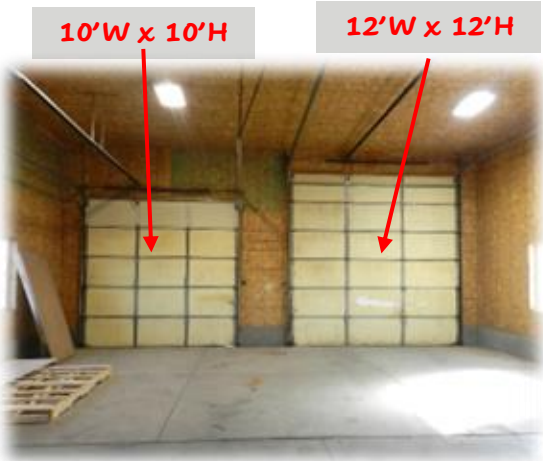
Office / House Floorplan



Warehouse Photos



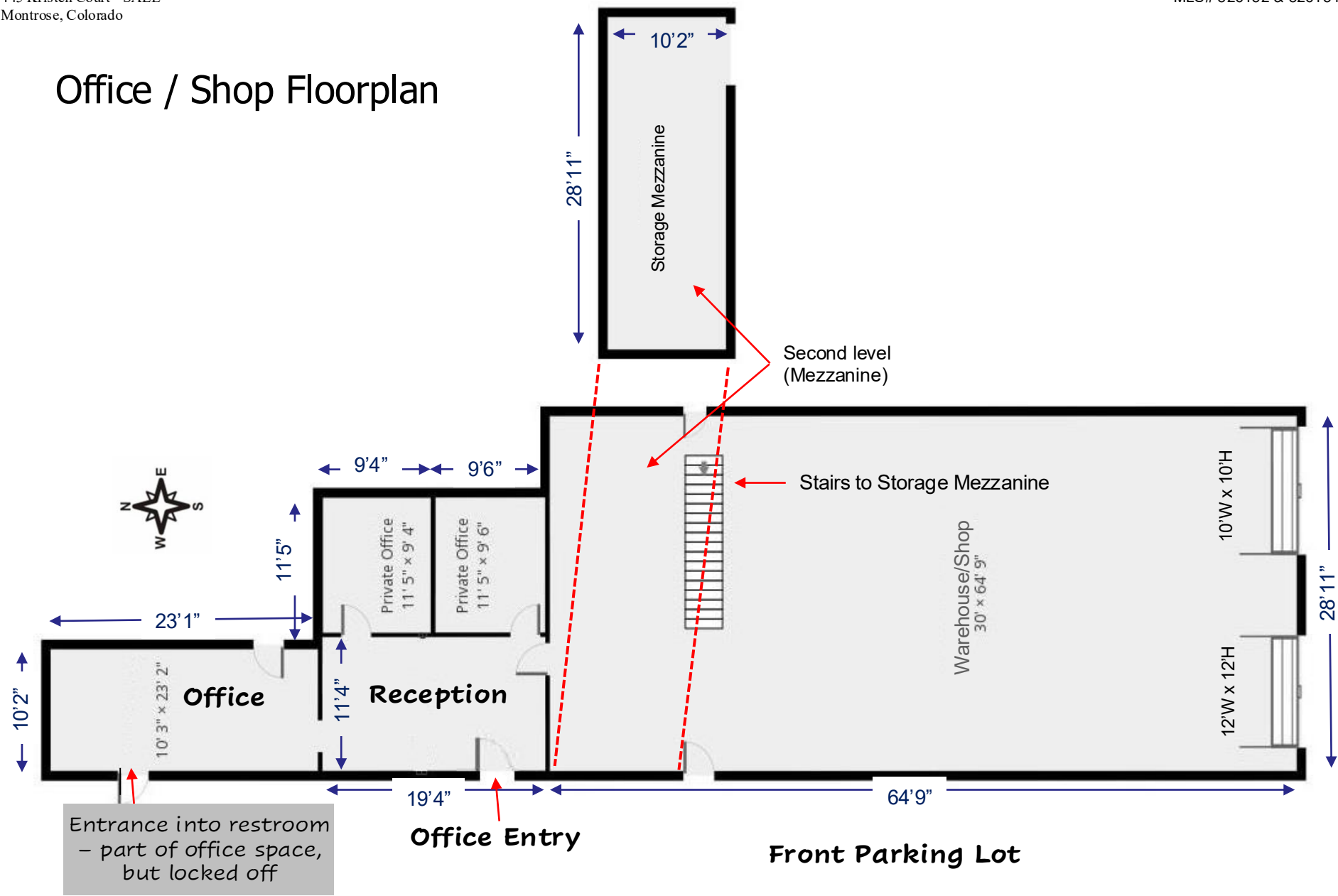
Ceiling Height 13'10"



28'11"x10'2" Storage Mezzanine



Office / Shop Floorplan



Aerial View



----- Subject Property (boundaries are approximate and should be verified)

Outside Photos



East Side of Building



Kristen Ct Entrance



Back of Building



Gravel Lot on West Side

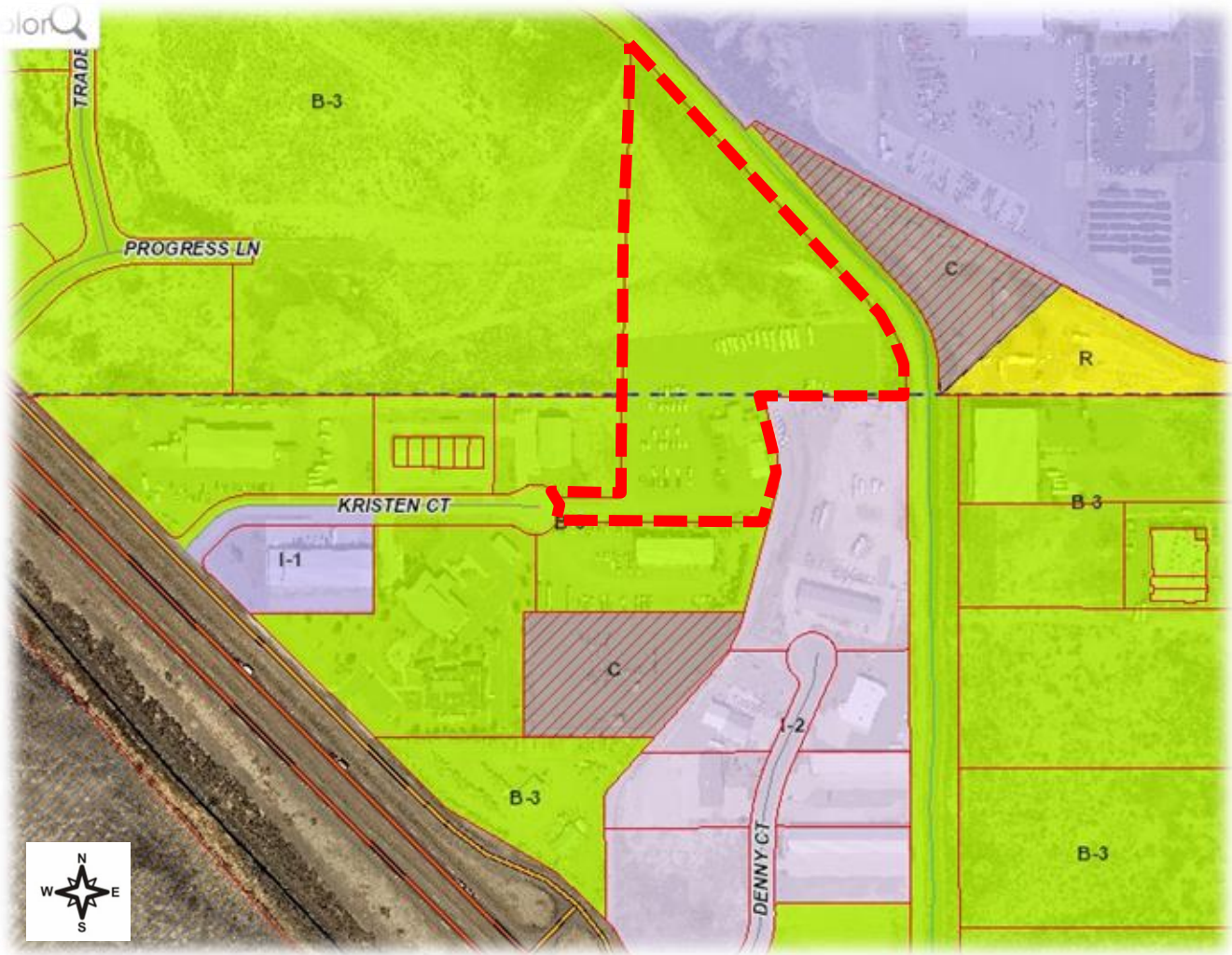


Back Lot Facing West

City 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



(boundaries are approximate and should be verified)

----- Subject property is zoned B-3 in the city of Montrose

- Zoning regulations on the following page
- Contact the City of Montrose at (970) 240-1400 for more information



*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
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B-2A: Regional Commercial
B-3: General Commercial
B-4: Neighborhood Shopping
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**Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

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*All information deemed reliable but not guaranteed. Contact the City of Montrose Planning Dept. for more information. (970) 240-1400

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	

* Taken from City of Montrose Zoning Regulations May 2023



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Montrose County Assessor Property Account Detail*

Account Detail

Account: R0023557

Owner Information

Owner Name NO PANE NO GAIN, LLC

Tax Information

2025 (Actual)	\$15,370.44
2024 (Actual)	\$13,458.60

Assessment Information

Actual (2025)	\$819,470
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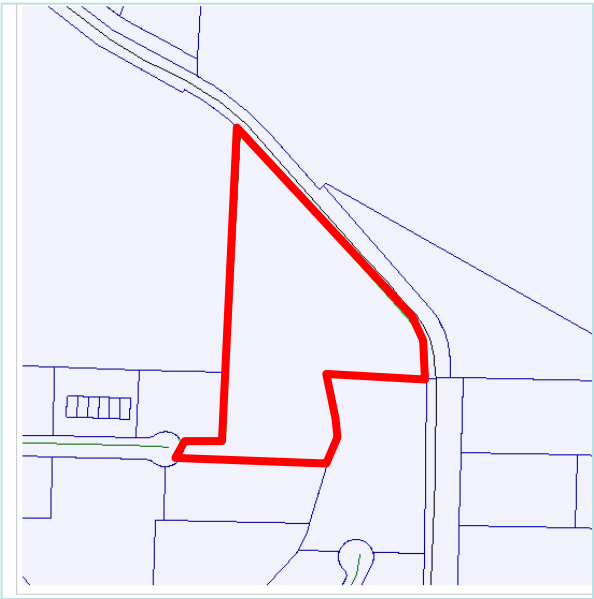
Type	Actual	Acres	SQFT
Improvements	\$488,460	0.0	5,307.0
Land	\$331,010	7.021	

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

Legal Description

Parcel Number: 3767-074-13-002

Legal Summary: Subd: TRINITY-DOUD
AMENDED PLAT OF OUTLOT A TRINITY VILLAGE
SUBD FILING NO 1 AND LOT 3 DOUD BUSINESS
PARK FILING NO 1 Lot: 3 S: 7 T: 49 R: 9
Actual Year Built: 1966 (Main building)
Shop built in 1991

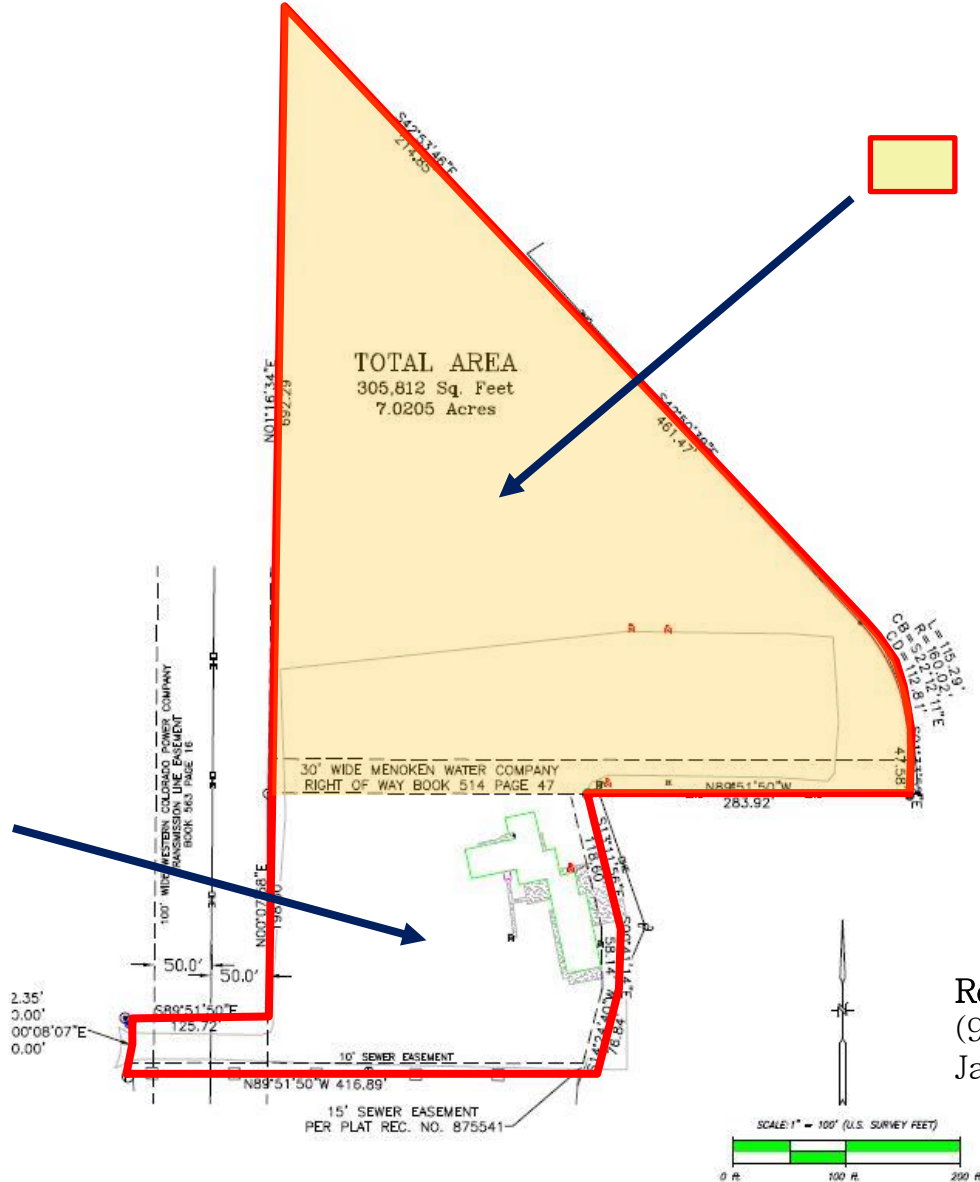


Survey & OA Information



No CCRs on
this portion of
the property

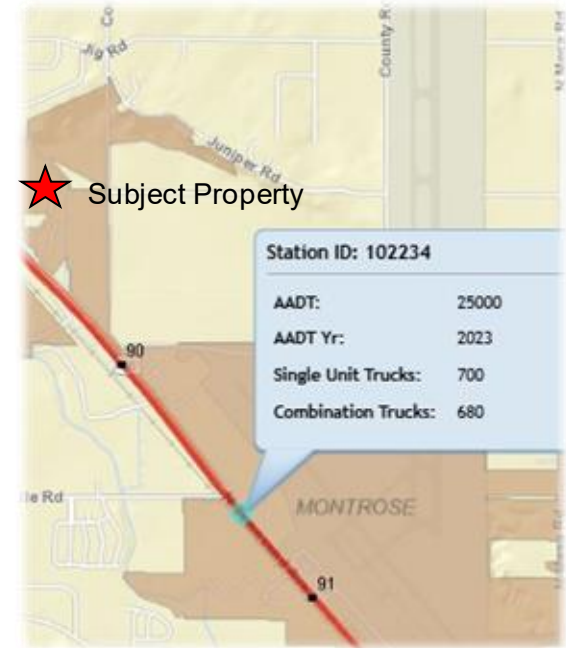
CCRs for Trinity
Village Subdivision
apply on this portion
of the property. CCR
document available by
request



Rocky Mountain Surveying
(970) 964-6105
January 13, 2023



Colorado Department of Transportation (CDOT) Traffic Count*



Contact CDOT:
Region Manager for
more information:
Brian Killian
P: (970) 683-6284
C: (970) 210-1101
222 S. 6th St, Rm
100
Grand Junction CO
81501

DAILY TRAFFIC (08/02/2022)

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/>

Montrose City GIS Utility Map

UTILITY LOCATION MAP

- Map created from Montrose, CO City website, GIS page
- For further information please contact City of Montrose
400 E Main Street
Montrose, CO 81401
Phone: (970) 240-1400

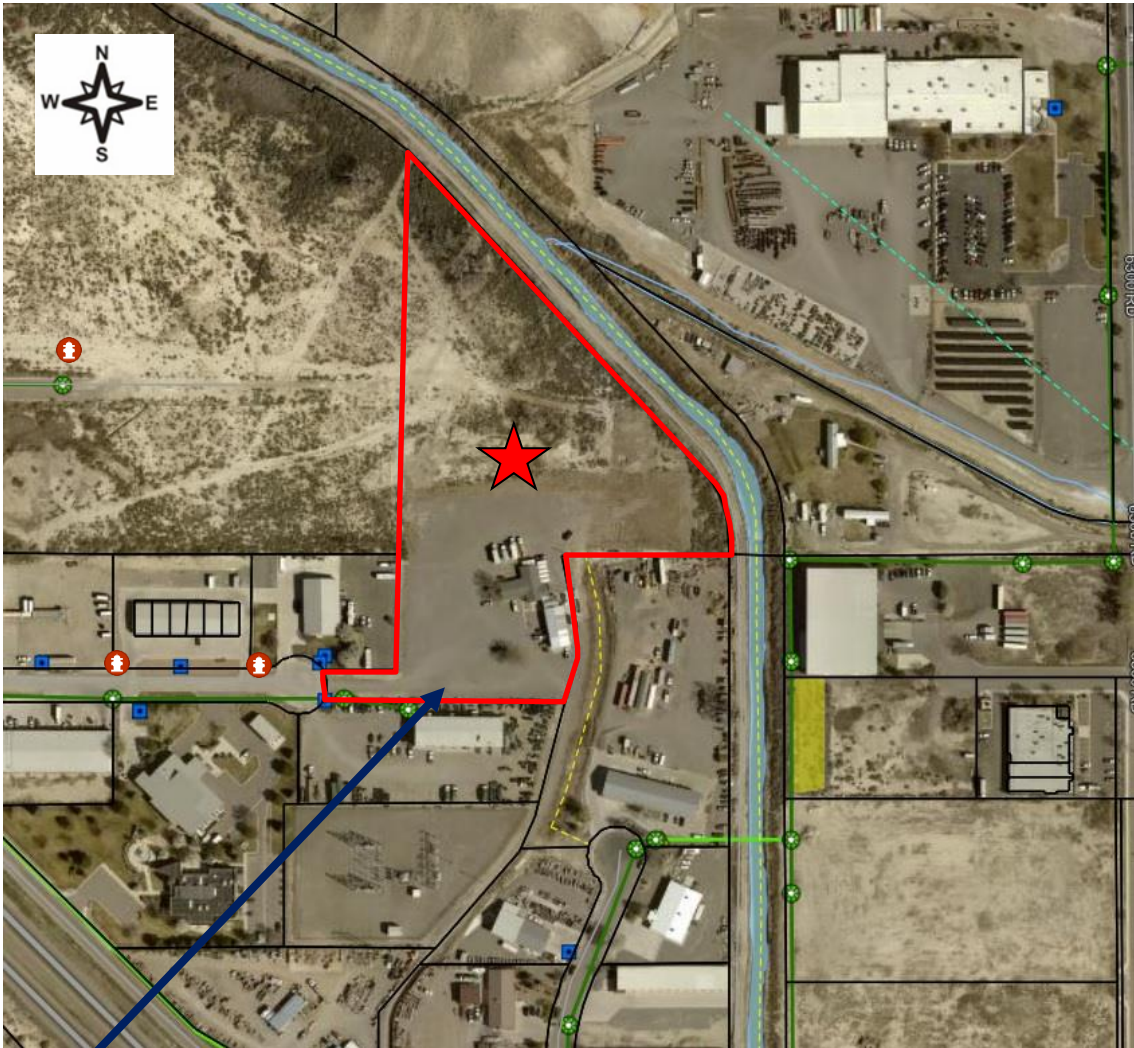
LEGEND

Water Main

-  Butterfly
-  Gate
-  Meter Pit
-  Fire Hydrant

Sewer Main

Storm Drain



Sewer clean up along the southern boundary of the property; private line to the office from Kristen Court

 Subject Property

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General Information

UTILITIES

- Water - Menoken Water (970) 249-3242
- Sewer - City of Montrose (970) 240-1400
- Electricity - DMEA (970) 249-4572
- Natural Gas - Black Hills Energy (800) 563-0012
- Internet - Elevate (844) 386-8744 (installed)
- Irrigation Water - UVWUA (970) 249-3813
 - Priority Water / Carriage contract with 4.79 units/0.27 CFS. \$174.22 Charge for 2024.
 - Water used in 2025 shall be billed in 2026

PROPERTY SPECIFICS

Office / House

- Heating: Electric Baseboard, Pellet Stove (currently disconnected)
- Cooling: Window Cooling Units in Offices

Shop / Office

- Heating: Gas Forced Air
- Cooling: Evaporative Cooler

Exclusions

- Tenants' personal property

DOCUMENTS AVAILABLE

Soils Report

- Lambert & Associates
- (970) 249-2154
- April 14, 2003

Avigation & Hazzard Easement

- City of Montrose
- April 5, 1996

Covenants, Codes & Restrictions

- Enterprise Business Plaza
- August 25, 2009
- Amended from June 19, 2007, CCRs

Available with signed NDA

- Current Lease
 - Office Space



Washer/Dryer Hookup



Shop Window Cooler



Electric Baseboard Heaters in Office



Window Coolers in Offices



Gas Heater in Shop

Recap

Property Acrage (MOL)	Building Sq.Ft. (MOL) Including Shop	List Price	Sq. Ft. Price
7.02	5,307	\$724,888	\$136.59

- 7.02-acre (MOL) commercial property
- 5,307 sq.ft. (MOL) includes newly painted office space with eight offices and 1,980 sq.ft warehouse/shop with two offices
- One 10' x 10' and one 12 'x 12' automatic
- Possible live-work location
- Close proximity to UPS, Montrose Regional Airport, DMEA and FedEx
- Lease in office is month to month tenancy.
- Zoned B-3 General Commercial
- Large gravel parking lot
- Property is easily accessible, and driveway encircles the whole building

Listing Price:
\$724,888

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