

MLS # 816481



# 601 E. Main St.

Montrose, Colorado 81401



## Commercial Property Sale Information Packet



Contact John Renfrow  
(970) 249-5001 / (970) 874-1500  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Member of:



RMCRE NETWORK PARTNER  
[www.RMCRE.org](http://www.RMCRE.org)

# Executive Summary

# PRIME E. MAIN ST CORNER LOCATION!



**601 E. Main St.  
Montrose, Colorado  
MLS#816481**



Acres (MOL)	Unit Sq.Ft. (MOL)	Listing Price	Price Per Sq.Ft.
0.35	14,700	<b>\$1,650,000</b>	\$112.24

**Downtown Commercial Property with High Visibility and Opportunity Zone Benefits!**  
 ~14,700 sq.ft. of space on the main level, ~3,200 sq.ft. basement for storage, receiving area with an 8' x 8' roll-up door in alley for deliveries, and 2 bathrooms. Formerly home to Montrose Hardware, it features a large open showroom and picture windows on Main Street perfect for showcasing items. Located in the heart of the historic downtown business district, this building offers unparalleled convenience and charm. It's within walking distance to Montrose City Offices, CMU Campus, Post Office, and a diverse array of local eateries and shopping venues. Situated at a signalized intersection, its strategic corner positioning ensures maximum visibility and accessibility, making it perfect for your business. Zoned B-1 "Central Business District" in the City of Montrose, the property caters to a range of businesses including professional offices or retail establishments. New roof as of September 2024. Additionally, the building is located within an Opportunity Zone, providing significant tax benefits and incentives for investors. Owner carry options available! Property is for Lease – MLS# 835052



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# 601 E Main St

## Aerial Photo



Photo from Montrose County GIS/EagleView 2022

--- Subject Property/2 separately deeded parcels (see page 6)

Boundaries are approximate and should be verified

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



# Directions to Property

Starting from Renfrow Realty  
1832 S Townsend Ave,  
Montrose, CO 81401  
number (970) 249-5000

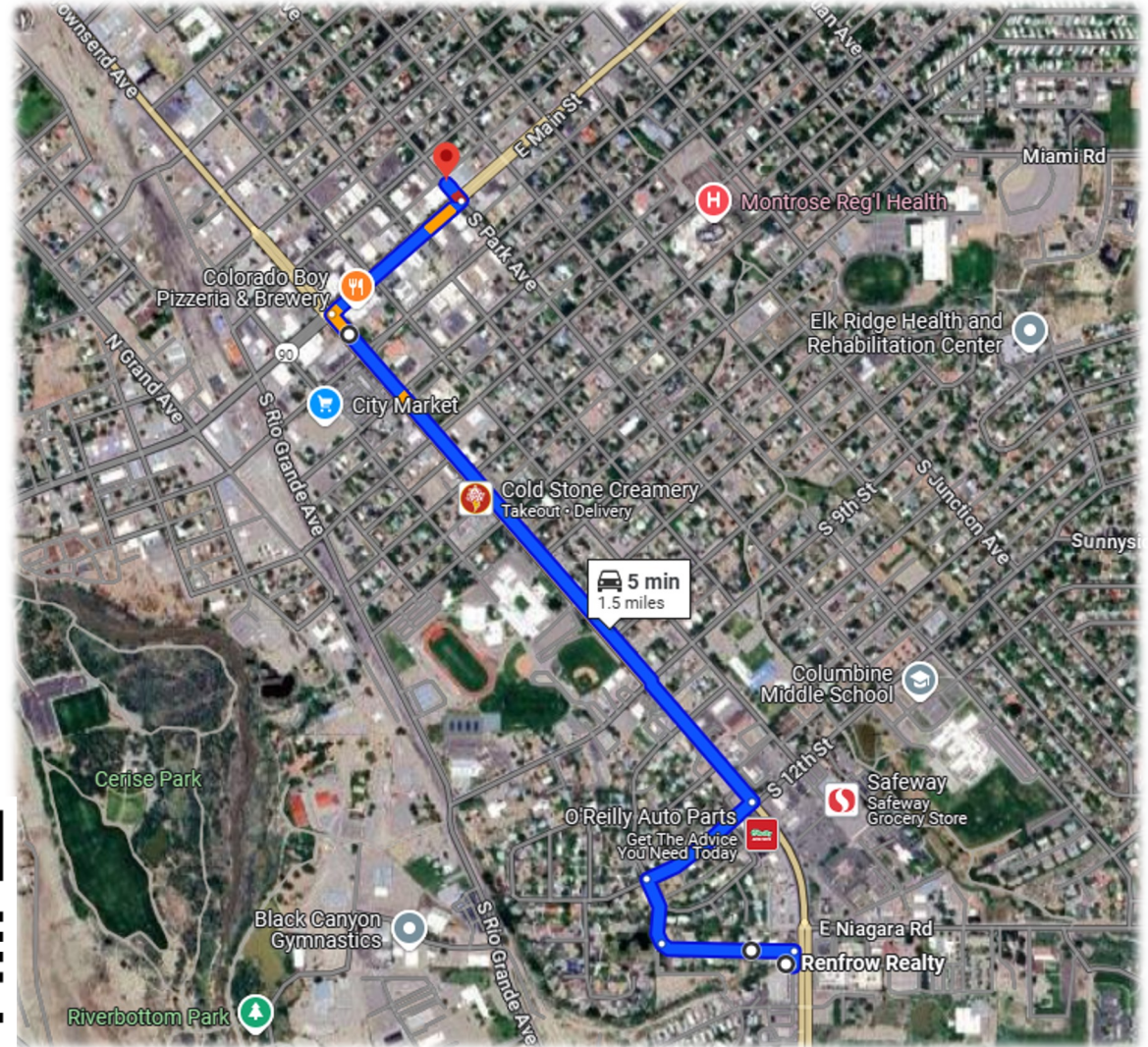


Photo from Google Maps

- ↑ 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  
0.8 mi
- ↘ Turn right onto E Main St  
0.2 mi
- ↶ Turn left onto N Park Ave  
154 ft

N Park Ave  
Montrose, CO 81401



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# Montrose County Assessor Property Account Detail\*

## Account Detail

**Account: R0650587**

**Account: R0650588**

## Owner Information

**Owner Name** CLBH PROPERTIES LLC

## Tax Information

### Combined

<b>2025</b>	\$29,052.76	<b>2025</b>	<b>\$46,030.08</b>	<b>2025</b>	\$16,977.32
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## Assessment Information

<b>Actual (2025)</b>	\$1,548,870	<b>Actual (2025)</b>	<b>\$2,454,000</b>	<b>Actual (2025)</b>	\$905,130
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Type	Actual	Acres	SQFT	Actual	Acres	SQFT	Type	Actual	Acres	SQFT
Improvements	\$1,432,430	0.0	8900.0	<b>\$2,266,250</b>	<b>0.0</b>	<b>14,700.0</b>	Improvements	\$833,820	0.0	5800.0
Land	\$116,440	0.0	9375.0	<b>\$187,750</b>	<b>0.0</b>	<b>15,625.0</b>	Land	\$71,310	0.0	6250.0

## Legal Description

**Parcel Number** 3767-273-27-007

**Legal Summary** Subd: MONTROSE TOWN OF Block:  
48 Lot: 13 THRU:- Lot: 15 Sixteenth: NW Quarter: SW  
S: 27 T: 49 R: 9

**Actual Year built** 1984

**Parcel Number** 3767-273-27-008

**Legal Summary** Subd: MONTROSE TOWN OF Block:  
48 Lot: 16 AND:- Lot: 17 S: 27 T: 49 R: 9

**Actual Year built** 1947





Back Door

Side Door

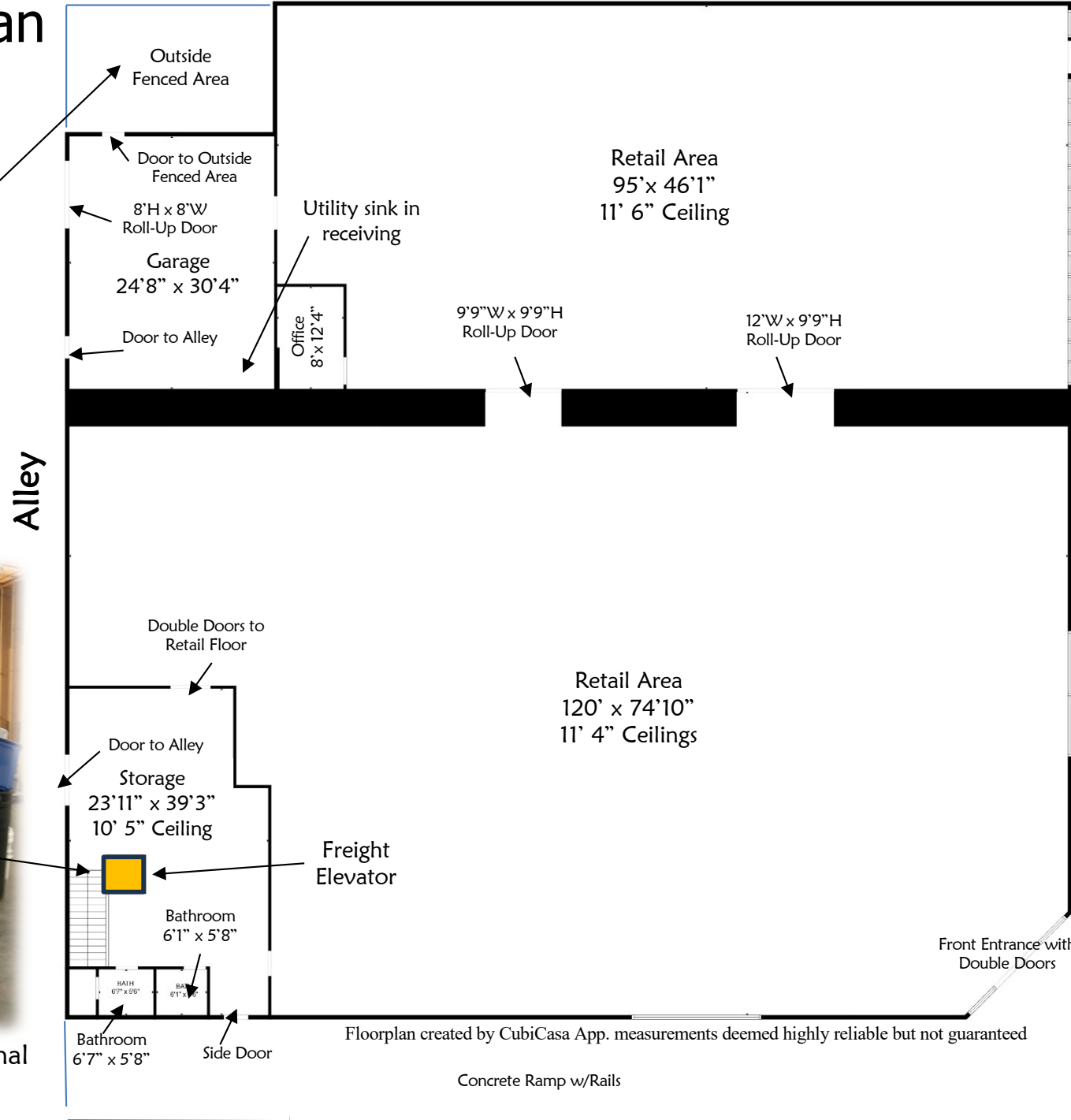


8' x 8' Receiving Door

# Floorplan

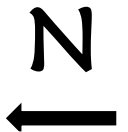


Freight Elevator is operational



Alley

E Main St



Floorplan created by CubiCasa App. measurements deemed highly reliable but not guaranteed

Concrete Ramp w/Rails

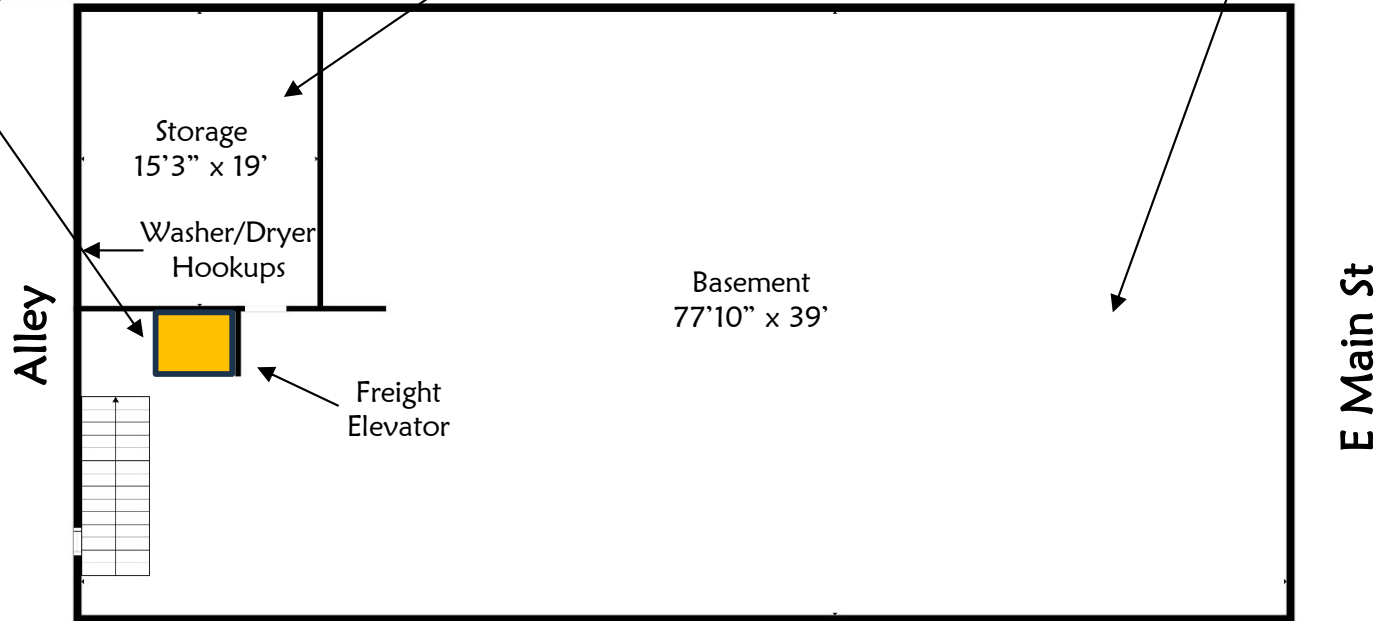
Park Ave

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

# Floorplan-Basement



Freight Elevator



Floorplan created by CubiCasa App. measurements deemed highly reliable but not guaranteed



### Front Sales Floor Facing South/ Main St



Corner Building

### Front Sales Floor North/Back Room



Corner Building

### Back Sales Floor Facing South/ Main St



East Building

### Roll-Up Doors Between Sales Floors



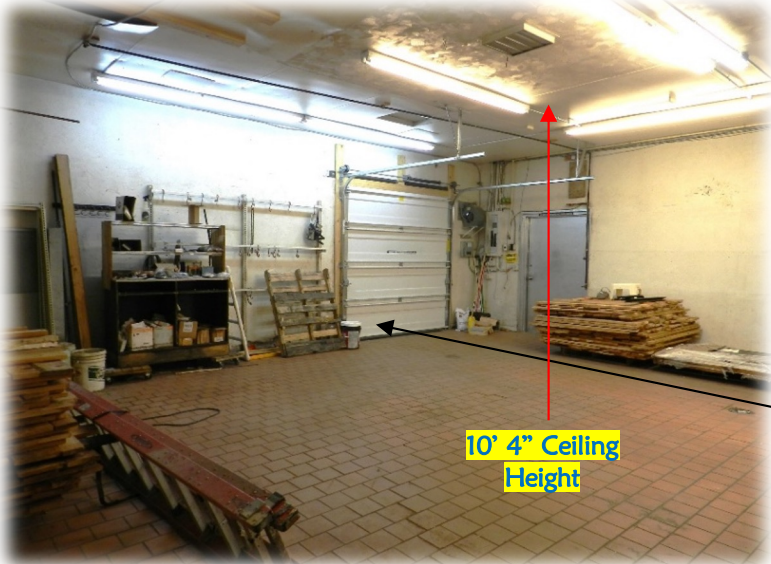
9'9" W x 9'9" H  
Roll-Up Door

12' W x 9'9" H  
Roll-Up Door

### Back Sales Floor North/Office & Receiving



East Building



Receiving



8'H x 8'W  
Roll-Up Door



Basement Storage

Freight  
Elevator

Double Doors to  
Main Sales Floor



Stock Room



Office



Bathrooms



# General Information

## UTILITIES

Water/Sewer/Trash – City of Montrose (970) 240-1400

- 1 water tap & 1 sewer tap

Natural Gas – Black Hills Energy (800) 563-0012

- 2 meters

Electricity – DMEA (970) 249-4572

- 2 meters

Fiber - Elevate Fiber (877) 687-3632

Clarnetworx (970) 240-6600

## Owner Carry

## and Lease Options Available!

- Call listing office for additional information
- Rates and terms are negotiable.
- Personal Guaranty would be required



Utility sink in receiving

## EXCLUSIONS

- All tenant and owner personal property
- Ladders & fuel tank

## INCLUSIONS

- Glass cutter, AED defibrillator, shelving
- Complete list to be provided at a later date

ALL ITEMS IN BUILDING ARE NEGOTIABLE

## PROPERTY SPECIFICS

- New roof installed as of September 2024, 10 yr material warranty, warranty is transferable
- Freight elevator operational
- Sump pump in basement
- Plumbed for air compressor (no compressor included)

## Heating & Cooling

- 4 Forced Air Heat and Air Cool systems



A/C Condenser



Sump pump



### OPPORTUNITY ZONE: The Ultimate Tax Break

- The property designated as an Opportunity Zone by the Internal Revenue Service (IRS)
- This distinction allows for significant investor and business tax credits through the temporary deferral of capital gains
- <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>
- For more City of Montrose “O-zone” information contact Montrose Economic Development at (970) 249-9438

# City Zoning Map

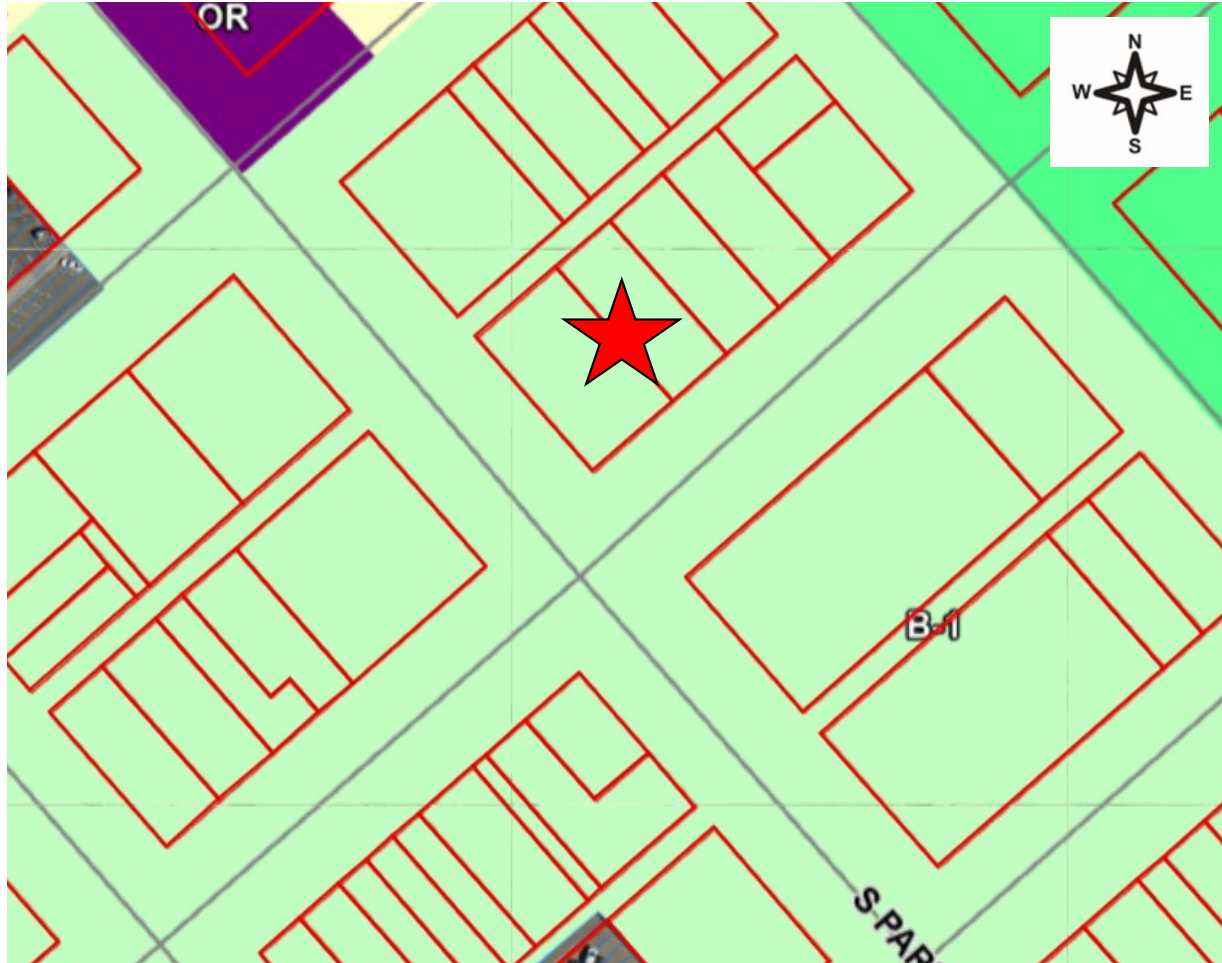





Photo from Montrose County GIS/EagleView

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
	RL, Rural Living

- ★ Subject property is zoned B-1 in the city of Montrose
  - B-1 zoning regulations on following pages
  - Contact William Reis with City of Montrose at (970) 240-1475 or [wreis@cityofmontrose.org](mailto:wreis@cityofmontrose.org) for more information

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

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
<b>B-1: Central Business</b>
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?nodet=PTIICOOR\\_TITXILADERE\\_C\\_H11-7ZORE\\_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodet=PTIICOOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS)

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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>B-1: Central Business</b>
B-2: Highway Commercial
B-2A: Regional Commercial
B-3: General Commercial
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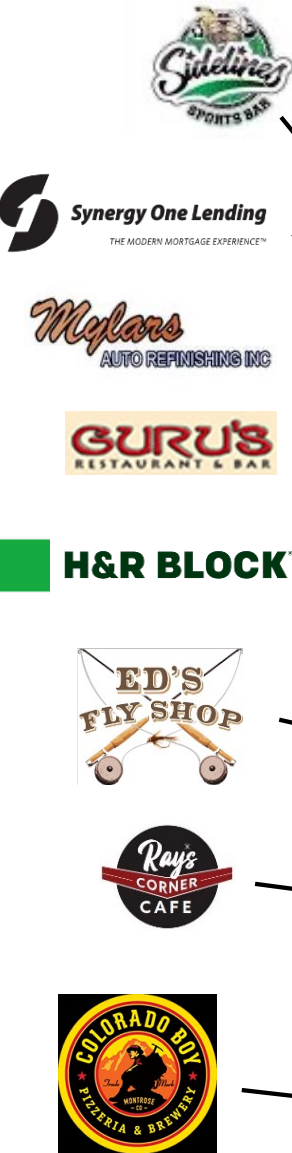
LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services								P	P
Construction and contractor's office and equipment 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

\*\*Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

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# Vicinity Map



HEIRLOOMS  
FOR HOSPICE

Express  
EMPLOYMENT PROFESSIONALS

Hartman  
Brothers



Precedence  
MUSIC ACADEMY



City Public  
Parking Lot

Centennial  
Plaza



Photo from Montrose County GIS/EagleView



City of Montrose  
COLORADO



Subject Property



# Incredible tax break with Opportunity Zone designation!

Acres (MOL)	Unit Sq.Ft. (MOL)	Listing Price	Price Per Sq.Ft.
0.35	14,700	\$1,650,000	\$112.24



### Prime Location:

- Located in the heart of the historic downtown business district
- Walking distance to Montrose City Offices, CMU Campus, Post Office, and a diverse array of local eateries and shopping venues

### Strategic Positioning:

- Situated at a signalized intersection for maximum visibility and accessibility
- Ideal for attracting foot traffic, making it perfect for your business

### Owner Carry or Lease Options Available:

- Call listing office for additional information
- Terms and rates are negotiable
- Personal Guaranty required

### Zoning:

- Zoned B-1 "Central Business District" in the City of Montrose. Suitable for a range of businesses, including professional offices or retail establishments

### Building Features:

- ~14,700 sq.ft. of space
- New roof 2024 with transferable warranty
- Two bathrooms
- ~3,200 sq.ft. basement for storage and operational freight elevator
- Receiving area with an 8' x 8' roll-up door in the alley
- Formerly Montrose Hardware with a large open showroom and picture windows on Main Street perfect for showcasing items

### Investment Benefits:

- Located within an Opportunity Zone, providing significant tax benefits and incentives for investors

**Offered at**

**\$1,650,000**

**Contact John Renfrow at (970) 249-5001**

