

337 East Main Street

Montrose, Colorado 81401



Commercial Property Information Packet

John Renfrow * Jim Renfrow

Renfrow Realty



Created by John Renfrow / Jim Renfrow
(970) 249-5001 / (970) 874-1500

www.RenfrowRealty.com

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



Rocky Mountain Commercial Brokers
www.RMCBrokers.com

Executive Summary

OVER 10,000 SQ.FT. OF MAIN STREET RETAIL SPACE



**337 East Main Street (Hwy. 50)
*MONTROSE, Colorado***

MLS# 673162

\$249,888



Excellent Downtown Location

10,353 sq.ft. MOL of commercial space. Retail space is located on two floors. Main level has large street front windows for display. Building has 2 elevators; one ADA compliant and one freight elevator. Street parking is available on Main St. AND a city parking lot is in back! Located in the downtown Montrose Business District, the property has high traffic, great visibility, and lots of potential for a retail outlet, office, or showroom.

Priced BELOW the county's assessed value!

Call John or Jim Renfrow at (970) 249-5001

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Property Map



★ Subject property

City of Montrose
Public Parking Lot



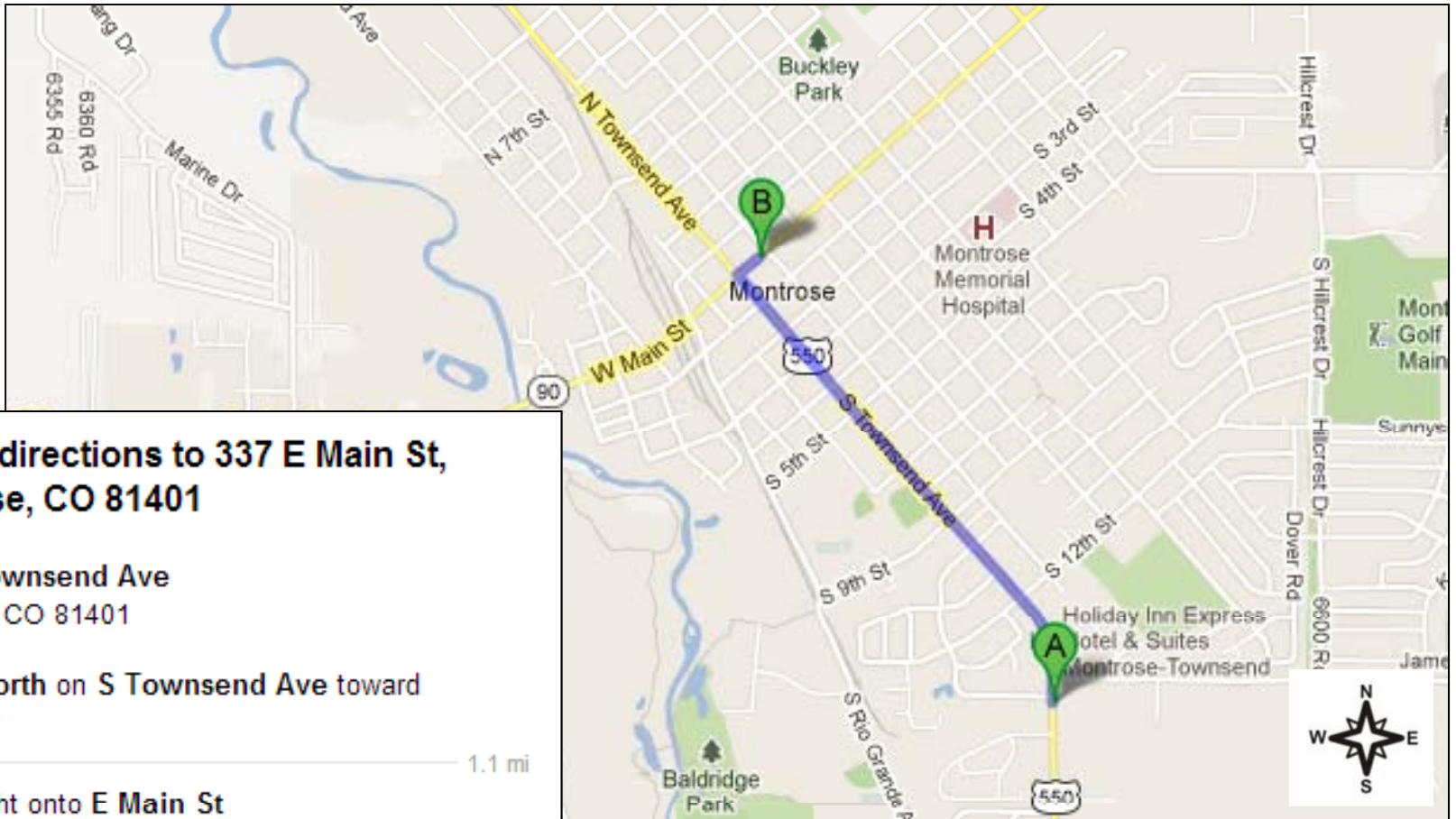
Aerial Photo

★ Subject property

City of Montrose
Public Parking Lot



Directions to Property



Driving directions to 337 E Main St, Montrose, CO 81401

A 1832 S Townsend Ave
Montrose, CO 81401

1. Head north on S Townsend Ave toward Poplar Dr

1.1 mi

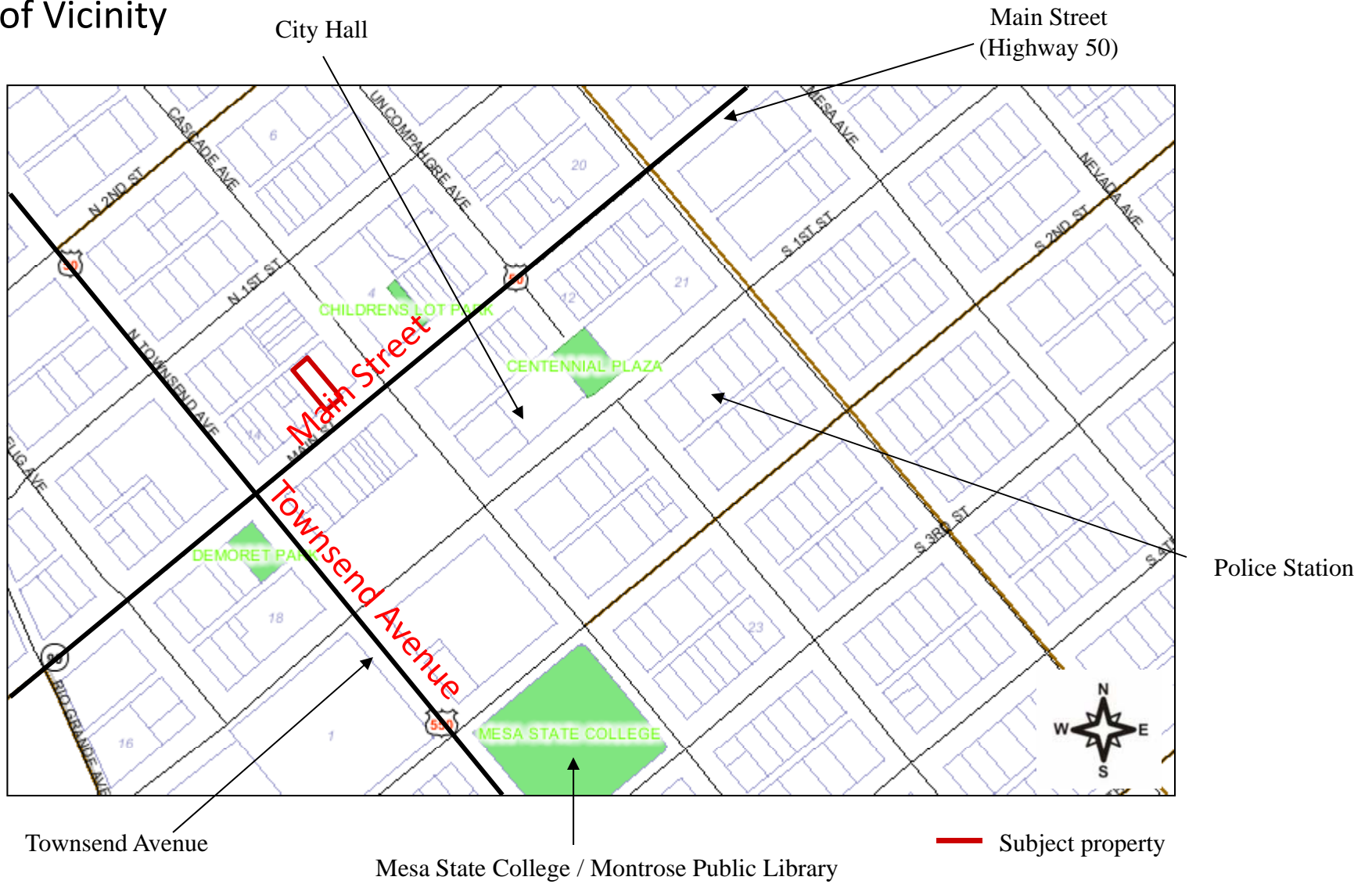
2. Turn right onto E Main St
Destination will be on the left

279 ft

B 337 E Main St
Montrose, CO 81401

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

Map of Vicinity



Montrose County Assessor Property Account Detail*

Account Detail

Account: R0650789

Owner Information

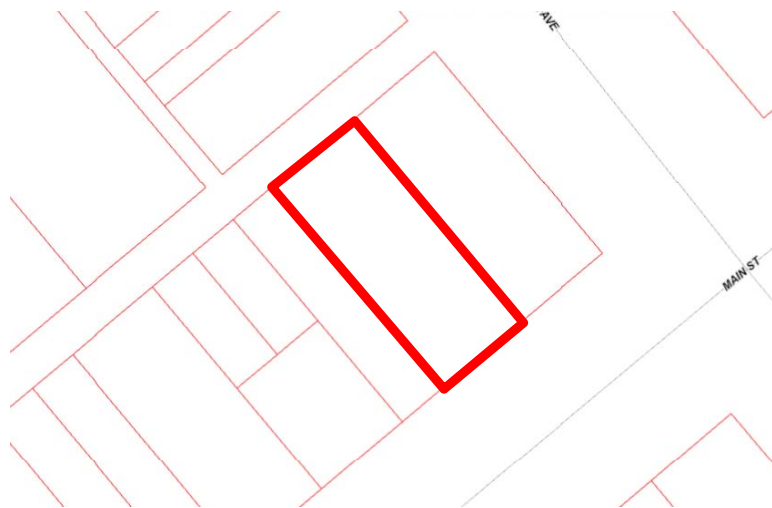
Owner Name REEVES FAMILY TRUST

Owner Address 5394 TIMBER RIDGE DR
ELIZABETH , CO 80107-0000

2012 Tax Information

*2012 \$6,235.36

*Estimated



Legal Description

Version End MAX

Parcel Number 3767-284-07-015

Tax Area Id - 001005

Situs Address 337 MAIN ST

City MONTROSE

Legal Summary Subd: MONTROSE TOWN OF Block: 93 Lot: 20
THRU:- Lot: 22 1FT OF LT 20 S: 28 T: 49 R: 9

2012 Assessment Information

Actual (2012)						\$343,200
Assessed						\$99,530
Tax Area: 001005 Mill Levy: 62.648						
Type	Actual	Assessed	Acres	SQFT	Units	
Improvements	\$285,700	\$82,850	0.0	10353.0	0.0	
Land	\$57,500	\$16,680	0.0	6250.0	0.0	

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

Montrose County Assessor Property Account Detail*

Assessment History

Type	2012	2011	2010	2009
Land	\$57,500	\$57,500	\$71,880	\$71,880
Land Assessed	\$16,680	\$16,680	\$20,850	\$20,850
Improvements	\$285,700	\$285,700	\$320,570	\$320,570
Improvements Assessed	\$82,850	\$82,850	\$92,970	\$92,970
Total Actual Value	\$343,200	\$343,200	\$392,450	\$392,450
Total Assessed Value	\$99,530	\$99,530	\$113,820	\$113,820

Property Characteristics

LAND	
Abstract Code MERCHANDISING-LAND	Neighborhood CENTRAL BUSINESS DISTRCT (CORE)
Land Code 205-EAST MAIN	Zoning B-1_CENTRAL BUSINESS
Actual Area 6250.0000 SubAreas	Sq Ft of Extra Feature 6250 Units

BUILDING	
Abstract Code MERCHANDISING-IMP	Neighborhood CENTRAL BUSINESS DISTRCT (CORE)
Building Type RETAIL C AVG 45	Architecture Style RETAIL STORE
Quality FAIR	Condition AVERAGE
Room Height RETAIL HT = 12 FT	Roof Cover BUILT UP
Roof Structure FLAT	Heating Fuel NATURAL GAS
Heating Type FORCED AIR SYSTEM	Air Condition ROOF/ EVAPORATIVE COOLER
Frame MASONRY	Foundation CONCRETE SLAB
Units 1	Stories 2
Perimeter RETAIL P=300 A=9000	Actual Year Built 1889
Depreciation 45YR-1970	
Exterior Wall 1Type CONCRETE BLOCK	Percent 100.0
Interior Wall 1Type PLASTER	Percent 100.0
Floor Cover 1Type CARPET	Percent 100.0
Total Area	
Heated Area 10353	SubAreas BAS - Base Area10,353

Tax History

Tax Year	Type	Effective Date	Amount
2011	Tax Charge	01/03/2012	\$6,235.36
2010	Tax Charge	01/03/2011	\$7,487.32
2009	Tax Charge	01/04/2010	\$6,533.28
2008	Tax Charge	01/02/2009	\$6,153.40
2007	Tax Charge	01/01/2008	\$6,099.24

Building has a state of the art hot water heat boiler!

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



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Building Photographs



Main Street frontage



Large Main Street Windows



Back of Building

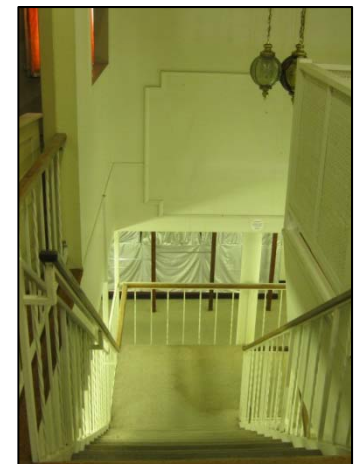


Back of Building

Interior Photographs - Main Floor



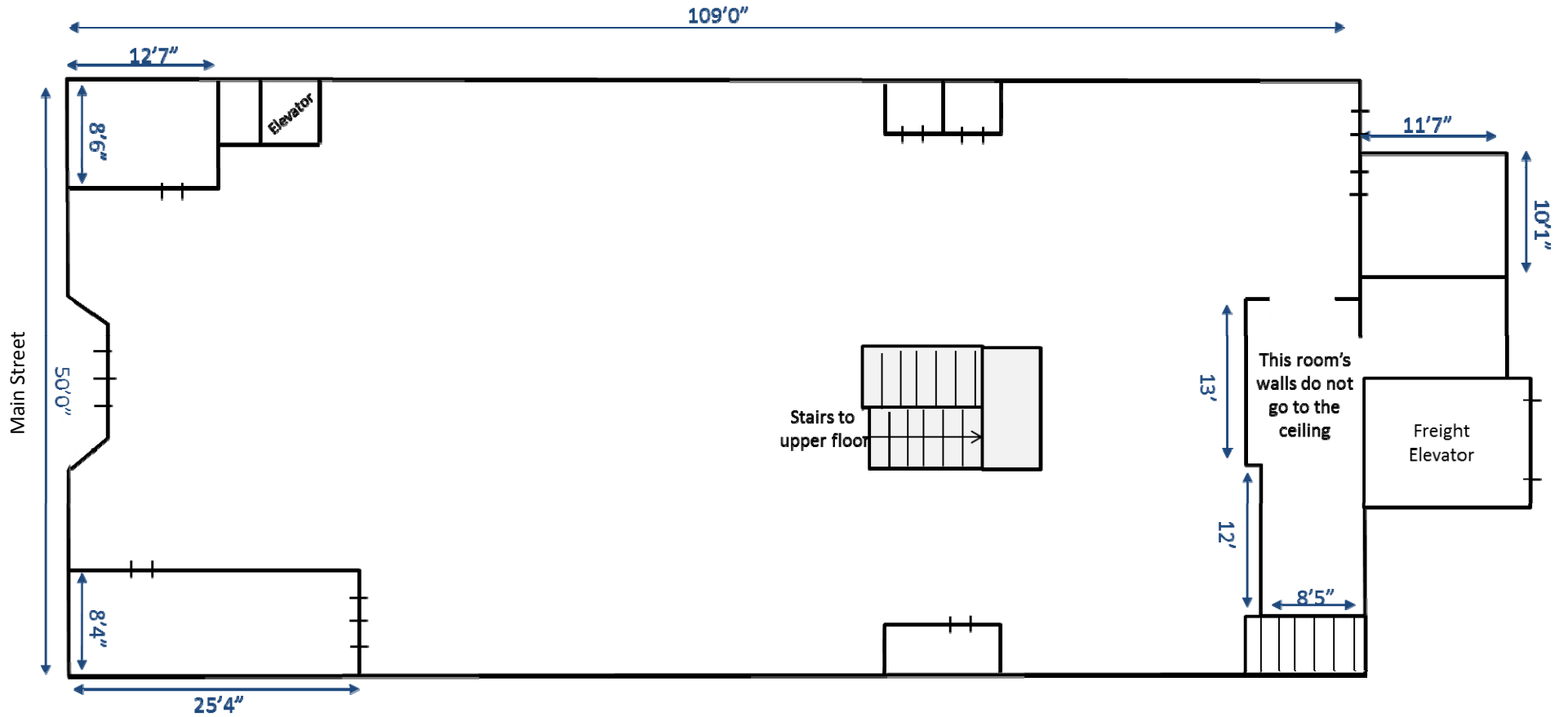
Interior Photographs – 2nd Floor



2 Elevators (1 Freight, 1 ADA compliant)

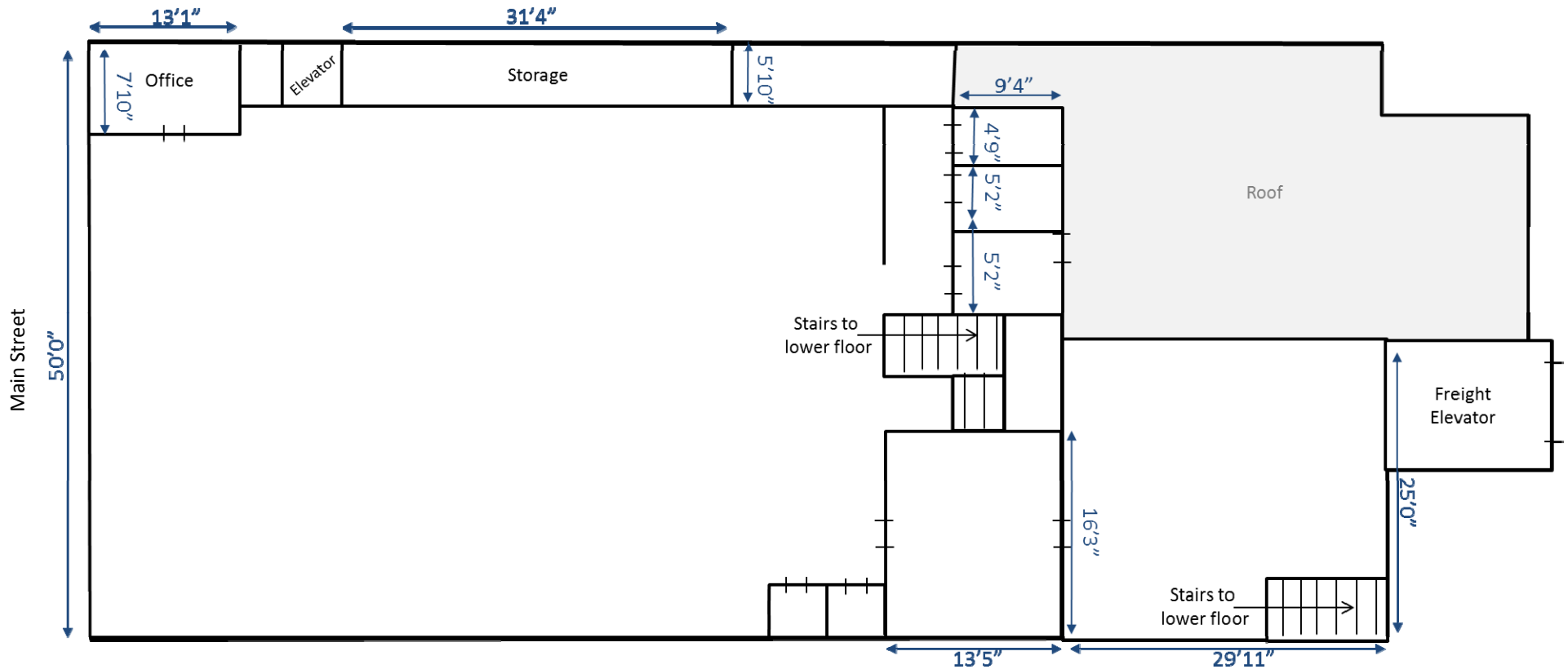
Stairs

Ground Floor Unit Dimensions*



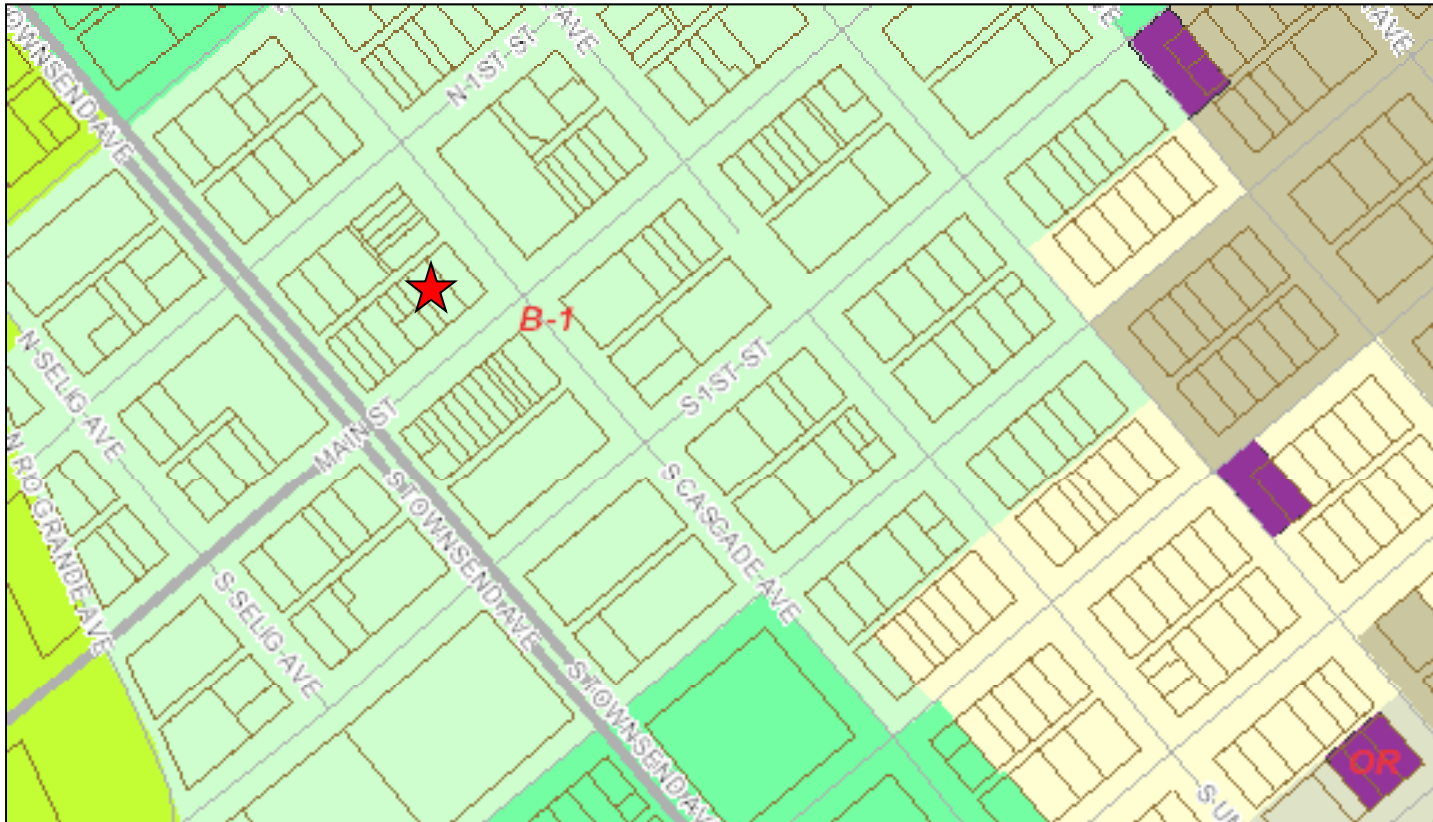
**Measurements and Sketch are approximate and representational only.*

2nd Floor Unit Dimensions*



**Measurements and Sketch are approximate and representational only.*

City Zoning Map



★ Subject property is zoned B-1 in the City of Montrose

- Regulation for B-1 zoning on the following page
- Contact the City of Montrose for more information at (970) 240-1400

Zoning Breakdown* – “B-1” Central Business District

4-4-12: "B-1" CENTRAL BUSINESS DISTRICT

(A) Intent: The “B-1” District is intended as a shopping and business center for the City and surrounding area. The most intensive commercial use of buildings and land is encouraged with parking primarily of public concern. No off-street parking is required, except where otherwise specified. This District is oriented to pedestrian traffic.

(B) Uses by Right:

- (1) Retail stores, business and professional offices and service establishments which cater to the general shopping public.
- (2) Libraries and museums.
- (3) Government buildings and facilities.
- (4) Public utility service facilities.
- (5) Private and fraternal clubs.
- (6) Theaters.
- (7) Restaurants and taverns.
- (8) Gas stations which comply with the following criteria:
 - (a) All fuel storage shall be located underground.
 - (b) All gasoline pumps, lubrication and service facilities shall be located at least twenty feet (20') from any street right-of-way line.
 - (c) No major bodywork may be conducted on the premises.
 - (d) No curb cut may be any closer than thirty feet (30') from any street intersection.
 - (e) A minimum lot frontage of one hundred and twenty five feet (125') is required.
 - (f) The main building on the site shall be set back at least forty feet (40') from any property line.
- (9) Churches.
- (10) Child care facilities.
- (11) Accessory uses. (Ord. 1077, 5-16-80)
- (12) Hotels and motels (off-street parking required). (Ord. 1167, 9-2-82)
- (13) Single family homes, duplexes, and multiple family residences (offstreet parking required). (Ord. 1693, 3-4-99)

(C) Conditional Uses:

- (1) (Rep. By Ord. 1693, 3-4-99)
- (2) (Rep. By Ord. 1167, 9-2-82)

- (3) Schools.
- (4) Public transportation facilities.
- (5) Bus stations with off-street loading and unloading facilities for all buses at one time, and with direct access to a designated arterial street.
- (6) Parking facilities.
- (7) Funeral homes.
- (8) Parking and playgrounds.
- (9) Building materials businesses if adjacent to the railroad. (Ord. 1077, 5-16-80)
- (10) Automobile and other vehicle sales or service establishments.
- (11) Automobile body shops. (Ord. 1188, 6-3-83)
- (12) Distribution, warehouse and wholesale operations.

(D) The following uses are not to be construed as a “use by right” or a “conditional use” in the “B-1” Central Business District:

- (1) Drive-in restaurants. (Ord. 1077, 5-16-80)
- (2) (Rep. By Ord. 1188, 6-8-83)
- (3) Farm implement sales or service establishments.
- (4) Mobile homes sales or service establishments.
- (5) Feed storage or sales establishments.
- (6) Veterinary clinics. (Ord. 1077, 5-16-80)
- (7) (Rep. By Ord. 1188, 6-2-83)
- (8) Construction or contractor’ s equipment storage facilities.
- (9) Machine and welding shops.
- (10) Aboveground storage of hazardous fuels.
- (11) Manufacturing and industrial use.

(E) Storage facilities. Performance Standards:

- (1) No use shall be established, maintained or conducted in any “B-1” Central Business District that will result in any public or private nuisance.
- (2) All structures shall have exterior siding substantially constructed of brick, masonry, glass or wood or shall have cosmetically equivalent siding.



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* Taken from City of Montrose Zoning Regulations Oct. 2008



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Utilities Information

UTILITIES

- Water – City of Montrose (970) 240-1400
- Sewer – City of Montrose (970) 240-1400
- Natural Gas – SourceGas (800) 563-0012
 - Hot Water Heat
- Electricity – DMEA (970) 249-4572
- Telephone – Qwest (800) 743-3793
- Cable – Bresnan (877) 273-7626

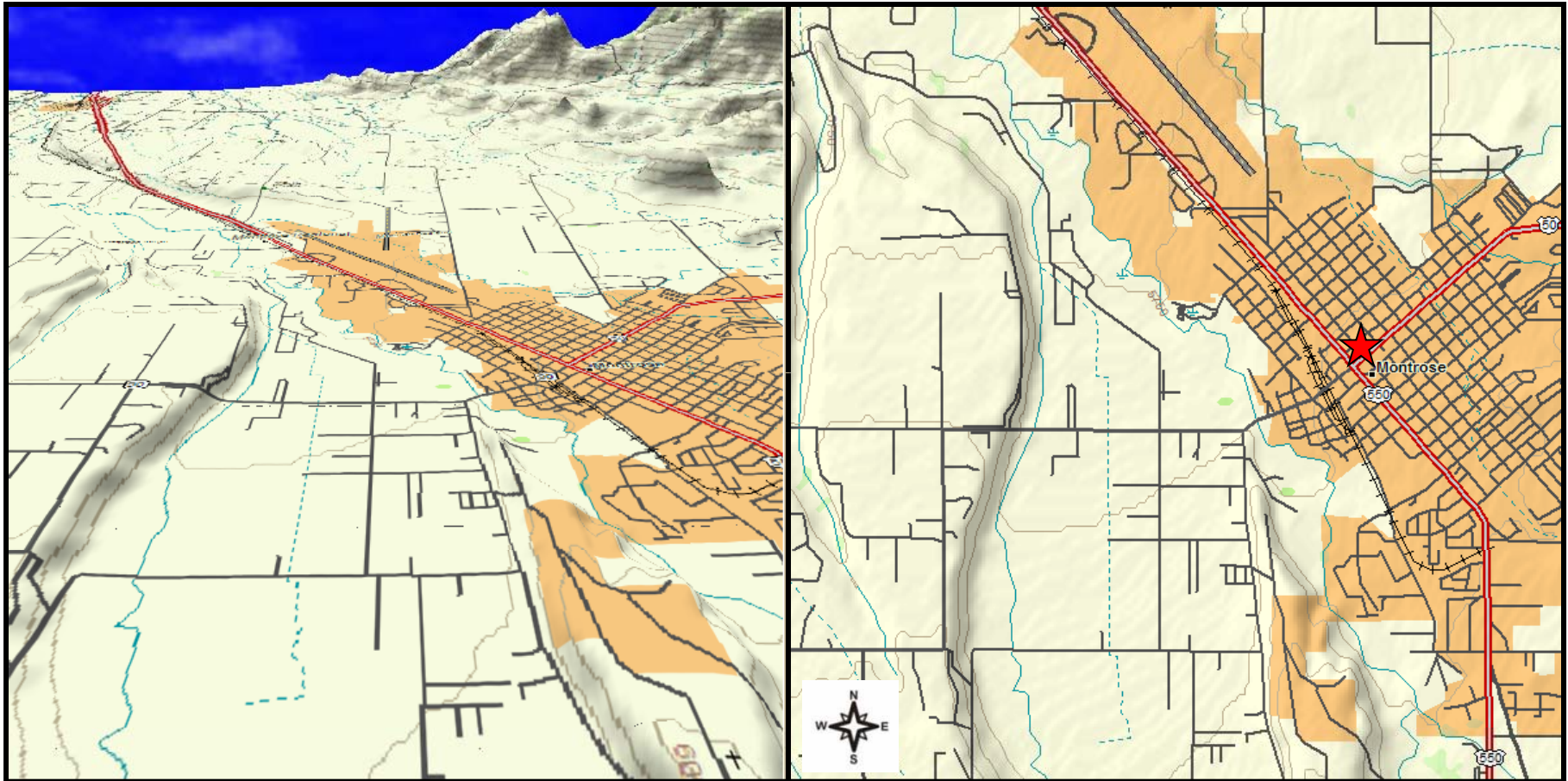
Roof and Rooftop Air Conditioning Units



High Efficiency Hot Water Boiler

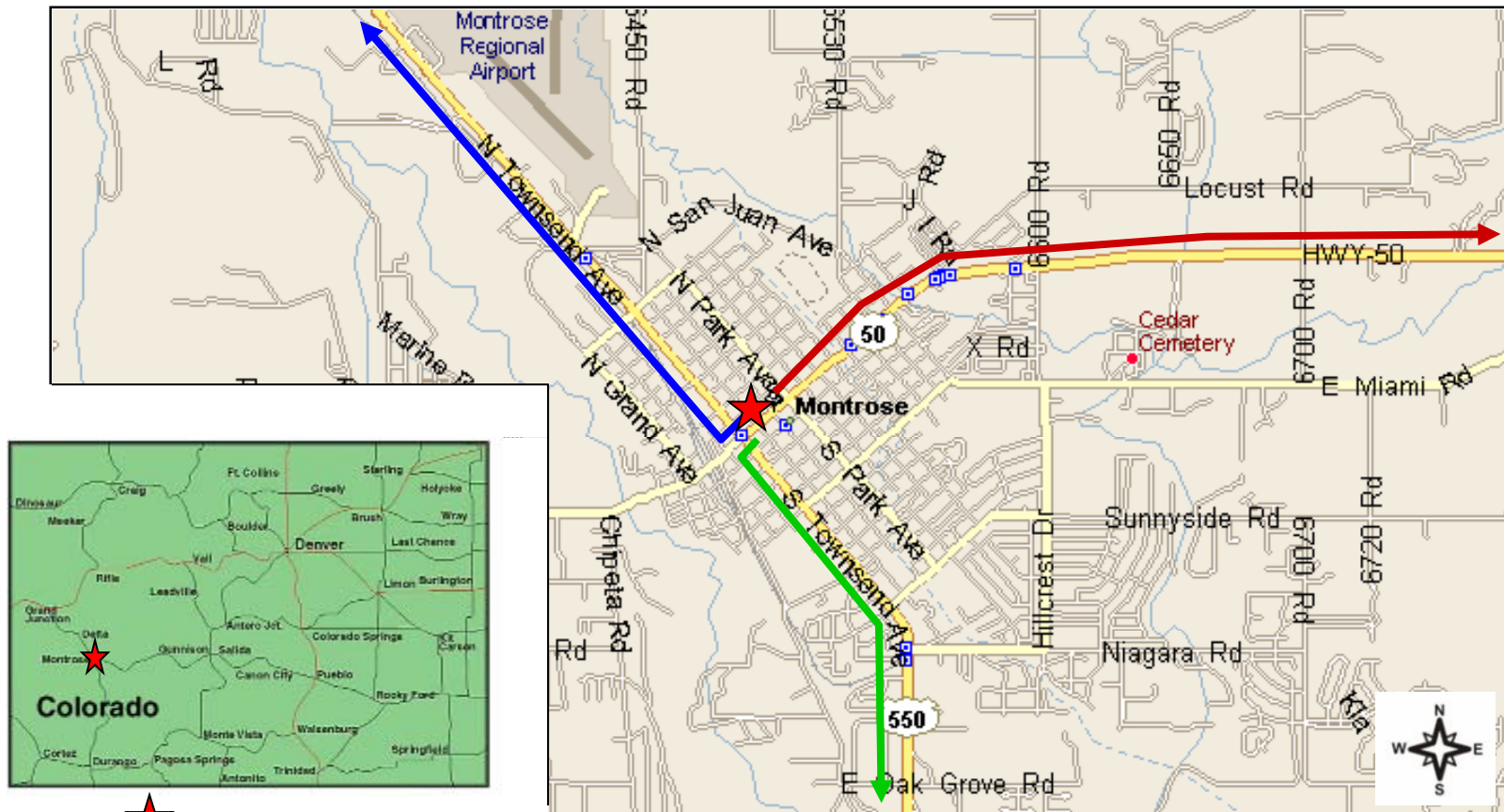


Topographical Map



★ Subject property

Highway & Road Accesses



★ Subject property

- ➡ Delta (~21 miles), Grand Junction (~61 miles)
- ➡ Gunnison (~64 miles), Crested Butte (~95 miles)
- ➡ Ridgway (~27 miles), Ouray (~38 miles), Telluride (~60 miles)

Recap

Property	Building Sq.Ft.	Lot Sq.Ft.	Listing Price	Price per Building Sq.Ft.
337 E Main St.	10,353	6,250	\$249,888	\$24.14

- Large Retail windows
- Fronts East Main Street (Highway 50)
- 50 feet of frontage MOL
- Great visibility
- Part of Downtown Montrose business district
- Street Parking and access to parking lot in rear
- 2 elevators
 - 1-ADA compliant elevator
 - 1-Freight elevator
- City zoned B-1

Listing Price: \$249,888

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