

Commercial Land For Sale

0 N CEDAR AVE, MONTROSE, COLORADO 81401



Overview

THE PARCEL

Level terrain with all utility lines in the street. This 1.42 acre site has excellent access via a dedicated left turn lane on E Main St.

LOCATION

One block off E Main Street, Montrose's original commercial corridor. This parcel sits in a strategic, central pocket of the city and is less than 1 mile from the center of downtown. Bordered by retail, lodging, multifamily residential, an RV Park and a church.

ZONING & POTENTIAL USES

B-2 (Highway Commercial) zoning is designed for businesses serving the motoring public along major thoroughfares. Permitted uses include all retail, and service-oriented businesses, mixed-use, drive-throughs, and live/work units.

Beyond permitted uses, a conditional use permit (approved by the planning commission without city council review) opens more intensive options like auto repair and warehouse/shop space.

Property Details

Sales Price ■ **\$405,000**

Lot Size ■ 1.42 Acres

Zoning ■ B-2 (Highway Commercial)

Highlights

- Shovel-Ready Site
- 1 Mile from Downtown Montrose
- Flexible Development Options

Rev: August 28, 2026



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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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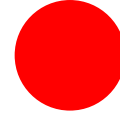
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DEMOGRAPHICS



26,214

Population



43.3

Median Age



Average
Household Size

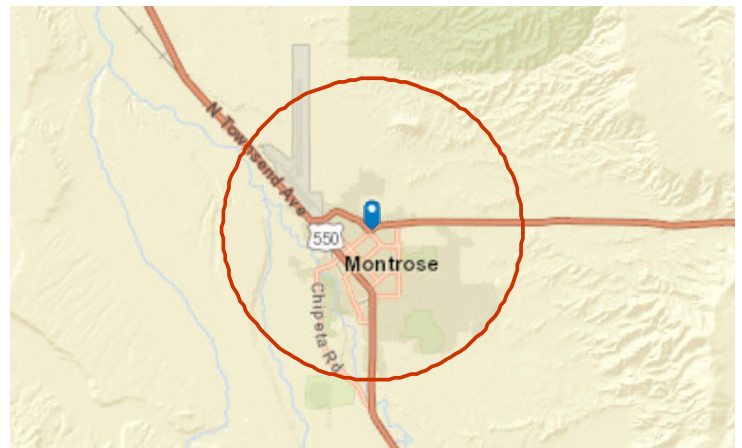


\$67,377

Median Household
Income

TRAFFIC COUNT

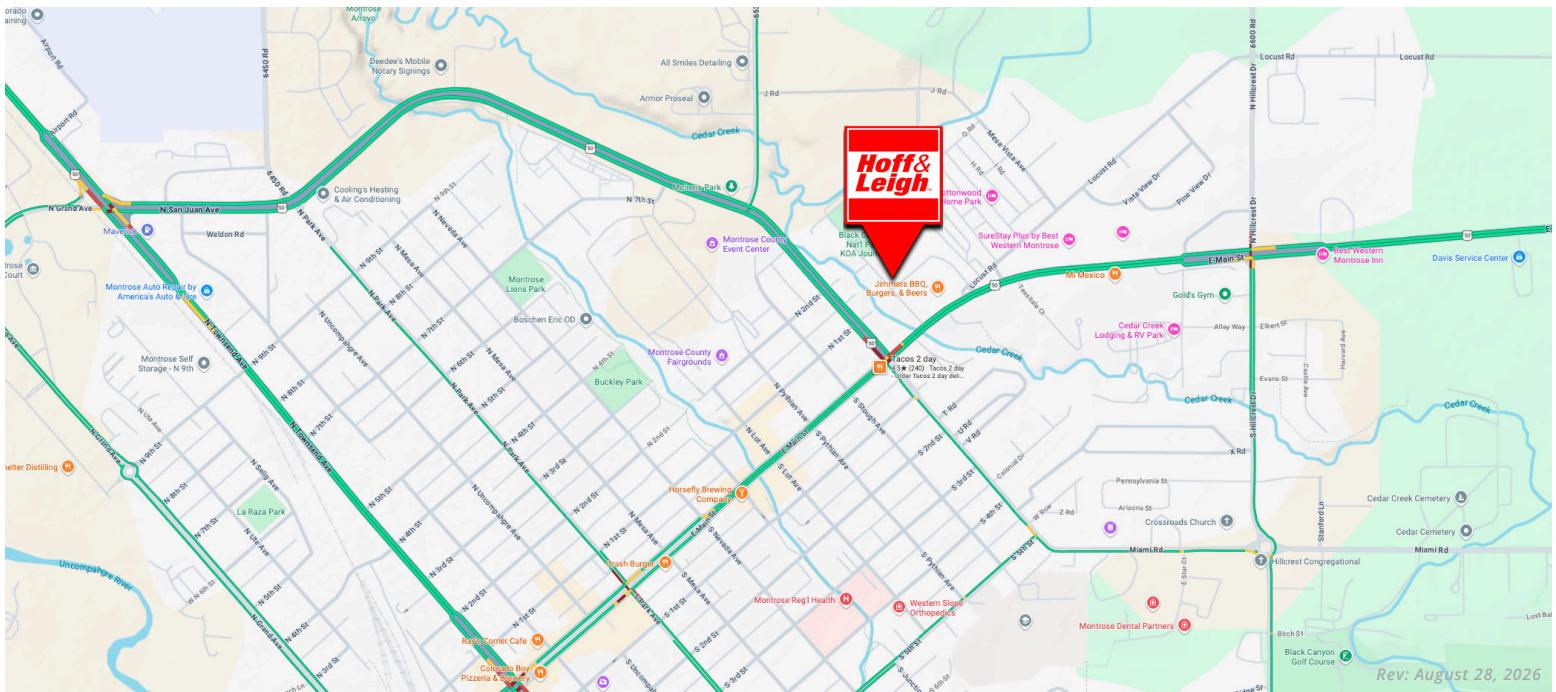
Nearest Cross Street	VPD	Distance (mi)
East Main Street	14,000	0.1



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