

Main Street Professional Office | For Sale

1519 E MAIN ST, MONTROSE, COLORADO 81401



Overview

Main Street Visibility & Location

Prominent office building positioned less than one mile from historic downtown Montrose, with ample off-street parking. Positioned within a strong commercial district amid new residential growth and expanding neighborhoods throughout the area.

Expertly Renovated, 2018

Completely reimaged by the current owner - a builder of high-end custom residential and commercial properties. Premium finishes throughout, abundant natural light through expansive windows and glass partitions. Every detail considered, every finish installed with precision and built to endure.

Modern Systems, Minimal Operating Costs

Rooftop solar panels (2021) offset virtually all electricity consumption; electric bill reduced to DMEA's monthly base charge. Well-maintained furnace and water heater with years of reliable service remaining, plus two new heating/cooling RTUs installed.

Flexible, Intelligent Floor Plan

First Floor: Six private offices, reception, conference room, two restrooms & break room with kitchenette. Easily demised into two separate suites with independent entrances, reception, and restrooms.

Second Floor: Five private offices, open office space, two restrooms & kitchenette. Easily demised into a separate suite with independent entrance and facilities.

Storage: Five storage areas plus large unfinished basement provide exceptional storage capacity.

Highlights

- Main Street Prominence, Downtown Proximity
- 20 Off-Street Parking Spaces
- Professionally Renovated, Premium Finishes
- New HVAC Systems, Rooftop Solar

Property Details



Sale Price
■ \$1,075,000



Lot Size
■ 0.17 Acres



Building Size
■ 5,080 SF



Zoning
■ B-2

Rev: July 6, 2026



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Our Network Is Your Edge

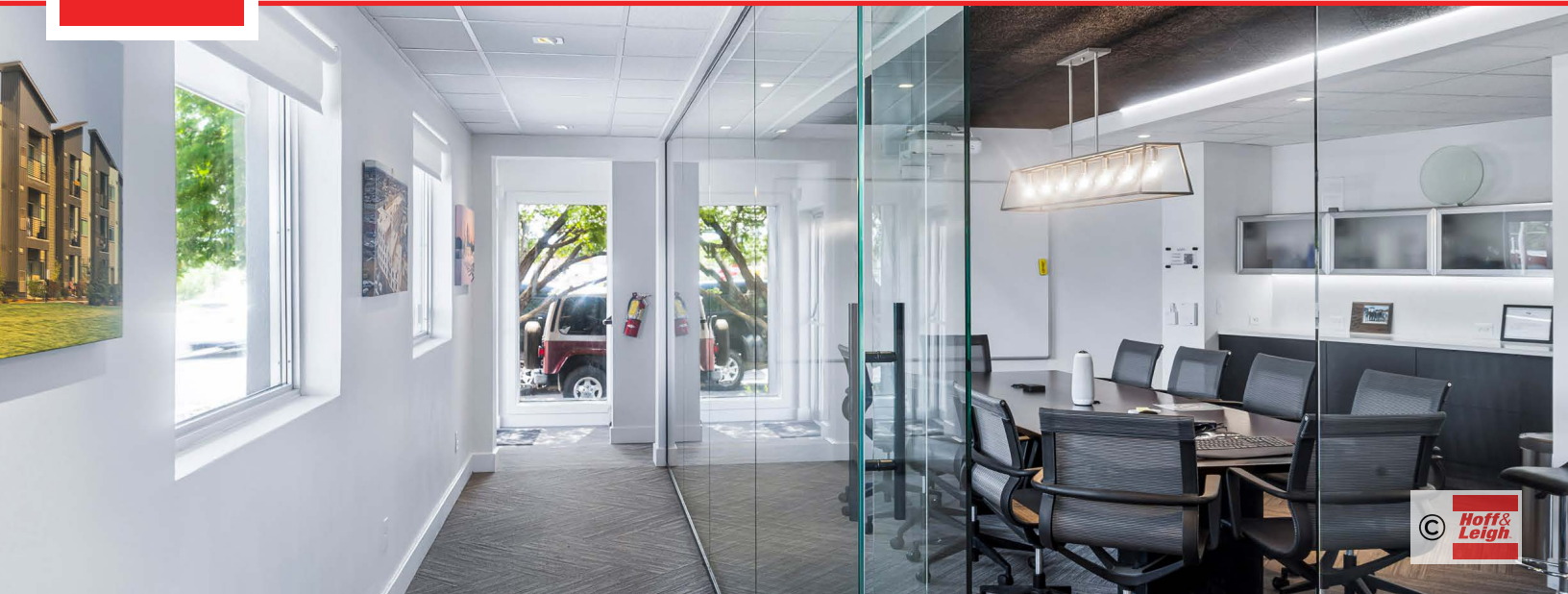
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Klete Keller
C: 719.428.8683
O: 970.210.1011
Keller@HoffLeigh.com



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DEMOGRAPHICS



25,918
Population



43.2
Median Age



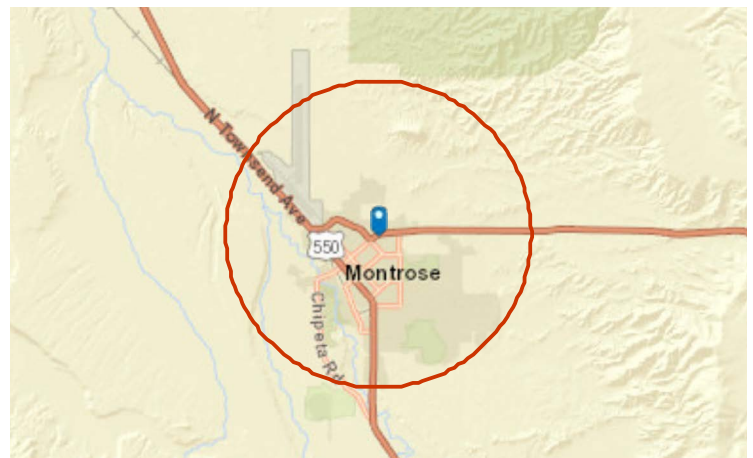
2.3
Average
Household Size



\$67,131
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Locust Street	12,000	0.0
East Main Street	14,000	0.1
N Cedar Ave	14,000	0.1
Locust Rd	12,000	0.2
Cedar Ave	16,100	0.2

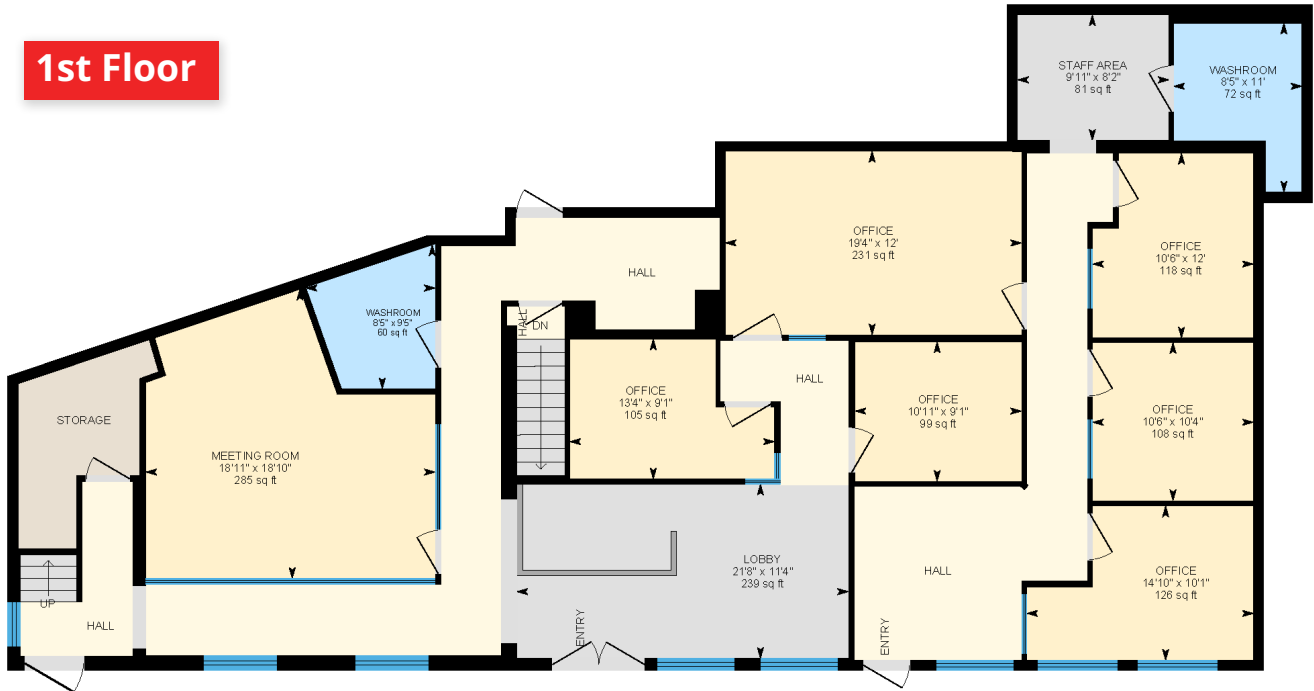


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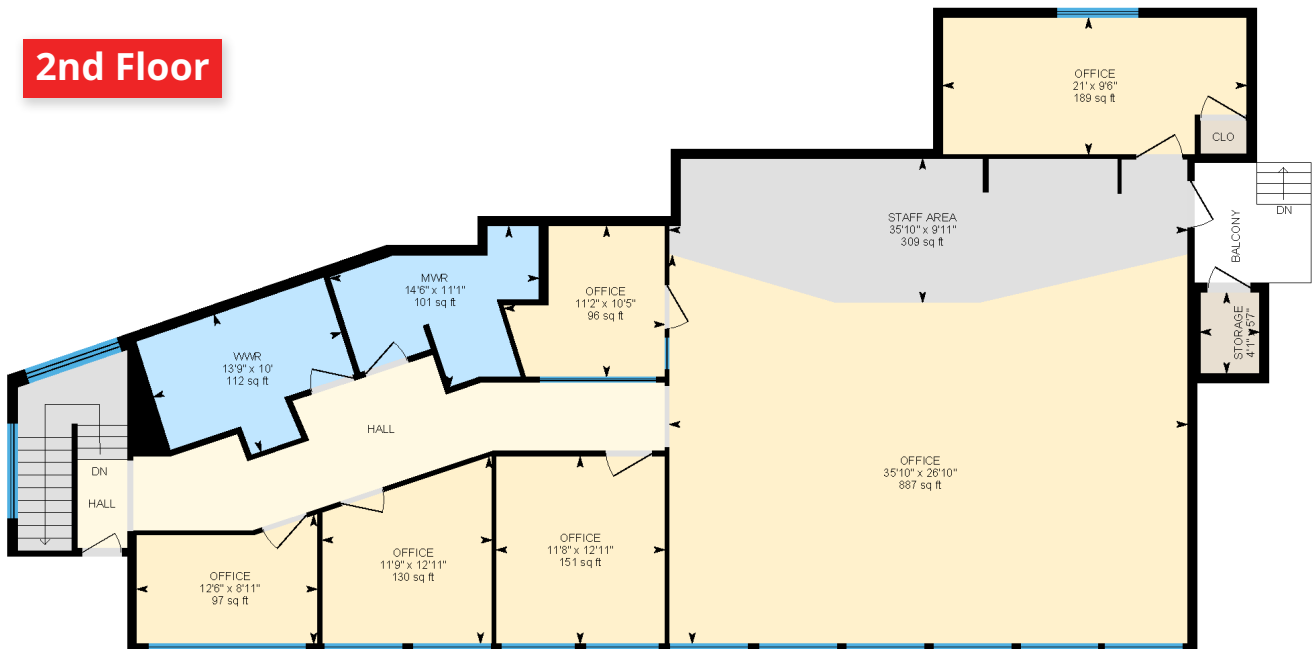
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1st Floor



2nd Floor



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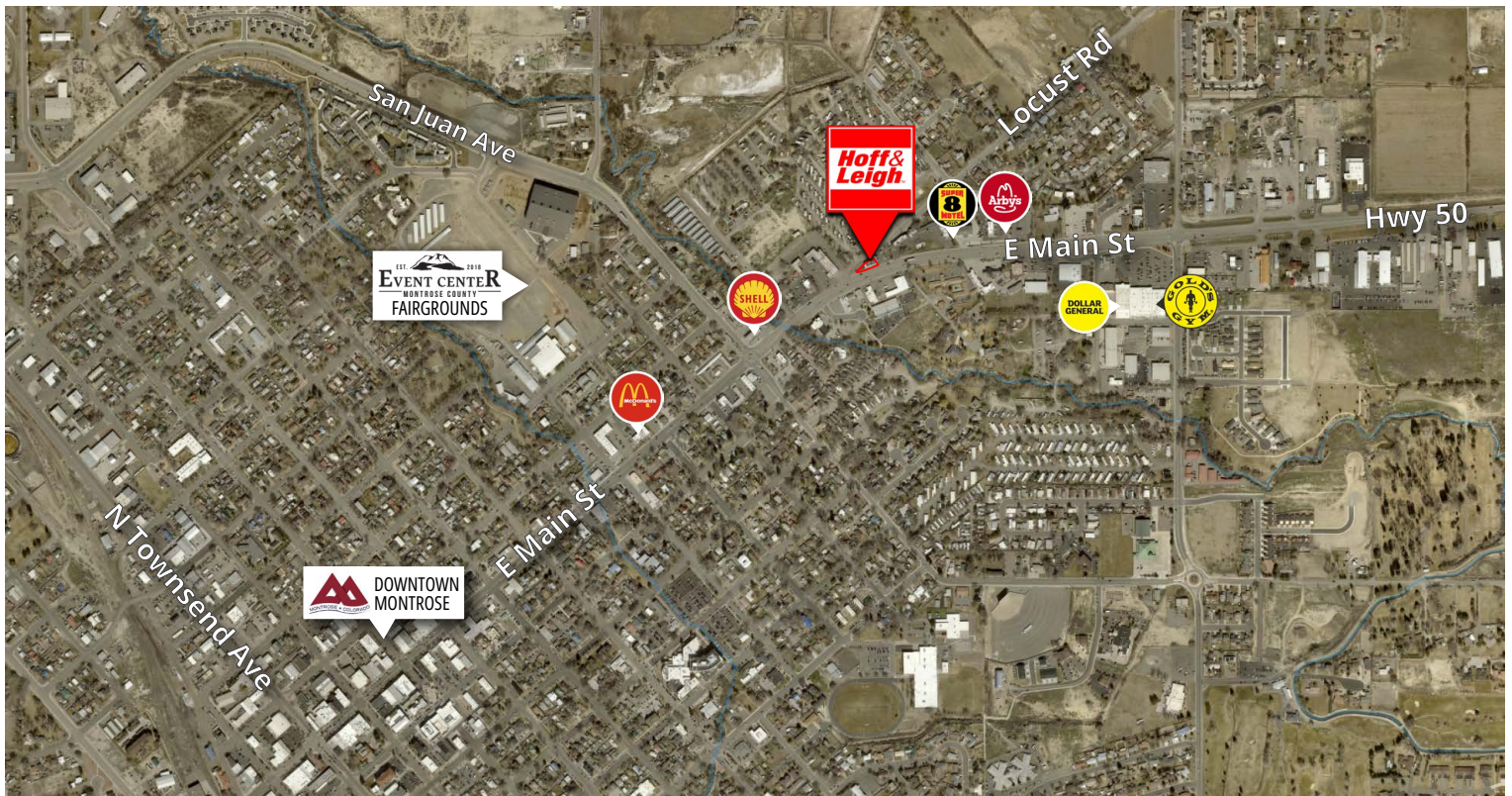
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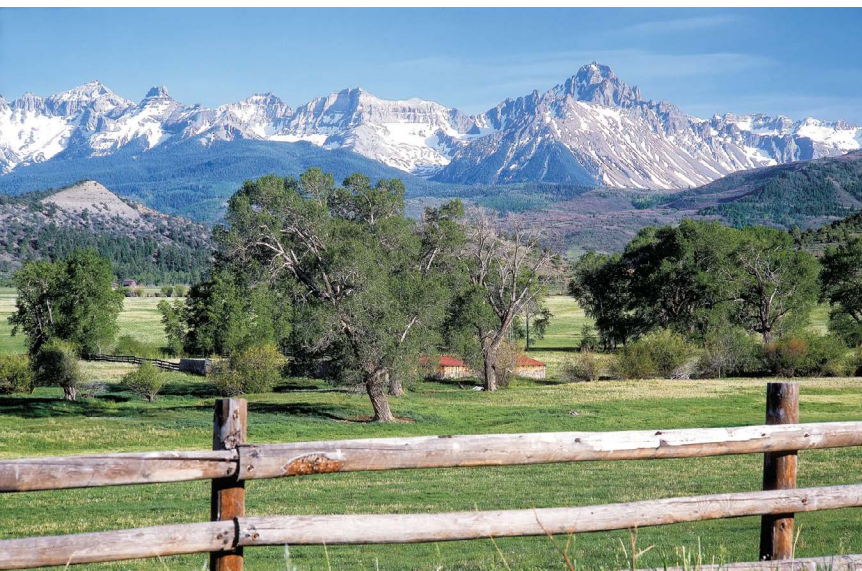
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MONTROSE, COLORADO

Montrose has everything you need to love where you live - the shopping and amenities of a bigger city, without losing the small-town feel or giving up connectivity and opportunity - plus a handful of Colorado's most iconic destination towns just a short drive away when you want a change of scenery.

LOCATION

- Colorado's Western Slope — arguably the most beautiful corner of the state
- 4 hrs West of Colorado Springs | 1 hr South of Grand Junction
- Proximity to destination towns like Ouray, Telluride, Durango, Paonia
- Population: ~25,000

OUTDOOR RECREATION

- **River:** The Uncompahgre runs through town — SUP, tubing, gold medal fishing, swimming, riverside dining
- **Water Sports Park:** 6 standing waves, riverbank seating, trails, fields
- **More water:** Gunnison River, Blue Mesa & Ridgway Reservoirs, hot springs all nearby
- **Skiing:** Telluride, Crested Butte, and Powderhorn all within reach
- **Motorsports:** Endless adobe badlands, dedicated OHV terrain, Rimrocker Trail (Montrose to Moab, UT)
- **Hiking:** San Juan Mountains, Uncompahgre Plateau, Black Canyon National Park, Gunnison Gorge NCA
- **Golf:** 3 courses within city limits

Source: visitmontrose.com



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REAL ESTATE & COST OF LIVING

- Cost of living beats the Colorado average
- Land is still available and attainable in and near the city
- Median home price: mid-\$400s

REGIONAL CONNECTIVITY - MTJ AIRPORT (located within city limits)

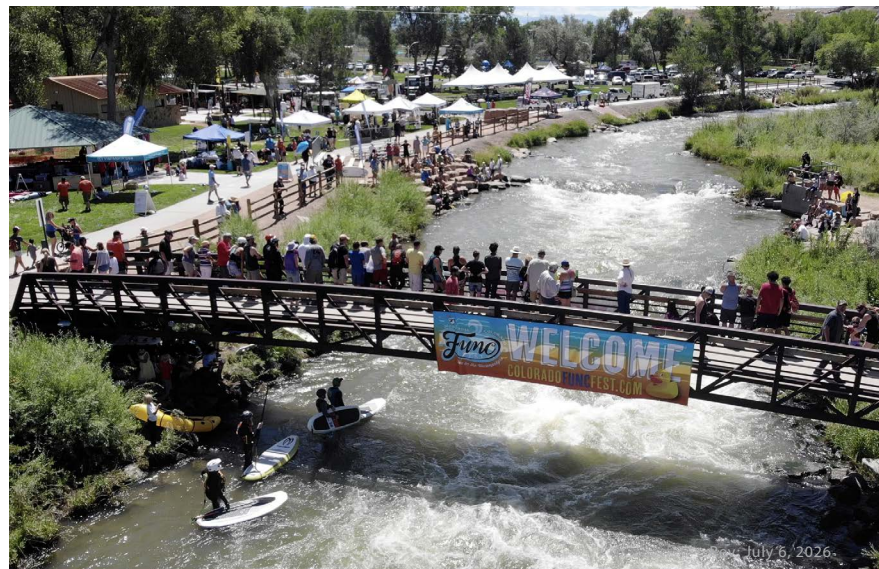
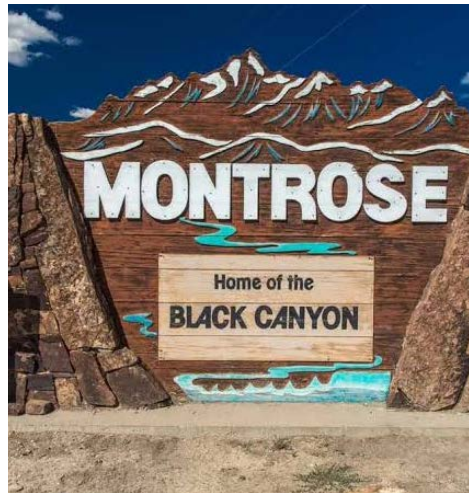
- Summer nonstop: Chicago, Dallas, Houston, LA, Phoenix, Denver
- Winter nonstop: Atlanta, Austin, Chicago, Dallas, Houston, LA, Nashville, NYC, Phoenix, San Francisco

Source: montroseairport.com

BUSINESS INCENTIVES

- Mural Grant Program
- Business Opportunity Funds: up to \$20,000 for building & site improvements
- Revolving Loan Funds: low-interest rate business loans up to \$20,000
- Permit & tap fee abatement
- Relocation expense assistance
- Montrose Economic Dev Corp: custom incentive packages, potential tax credits and local rebates for primary employers.

Source: cityofmontrose.org/693/Business-Incentives · montroseedc.org



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