

# 19911 Highway 550

Montrose, Colorado 81403



## COMMERCIAL PROPERTY INFORMATION PACKET



*John Renfrow ~ Renfrow Realty*

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

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

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



# Prime location. Flexible use. Strong potential.

19911 Highway 550  
Montrose, CO 81403  
MLS # 834669

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Sq.Ft.
4.00	4,169	\$1,500,000	\$359.80

## Prime commercial opportunity in Montrose County

The property features a well-equipped ~2,760 sq ft shop, complemented by a ~1,409 sq ft two-story office space that includes five private offices and a welcoming lobby/retail area.

Additional improvements include a ~2,311 sq ft partially enclosed canopy—perfect for covered work or storage—and a separate ~1,030 sq ft shop and 2 shipping containers for additional secure storage. Most of the lot has gravel. The site is fully supported with two cranes (½-ton and 2-ton), adding immediate functional value for industrial or service-oriented users. Situated on a generous 4-acre lot, the property provides ample space for equipment, parking, expansion, or outdoor operations. Ownership offers flexibility with the option for a leaseback with a 6.8% CAP rate or full vacancy after closing.

**Call today to Schedule your Tour!**

John Renfrow ~ (970) 249-5001



# View From Above



--- Subject property (Boundaries are approximate and should be verified)



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

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

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



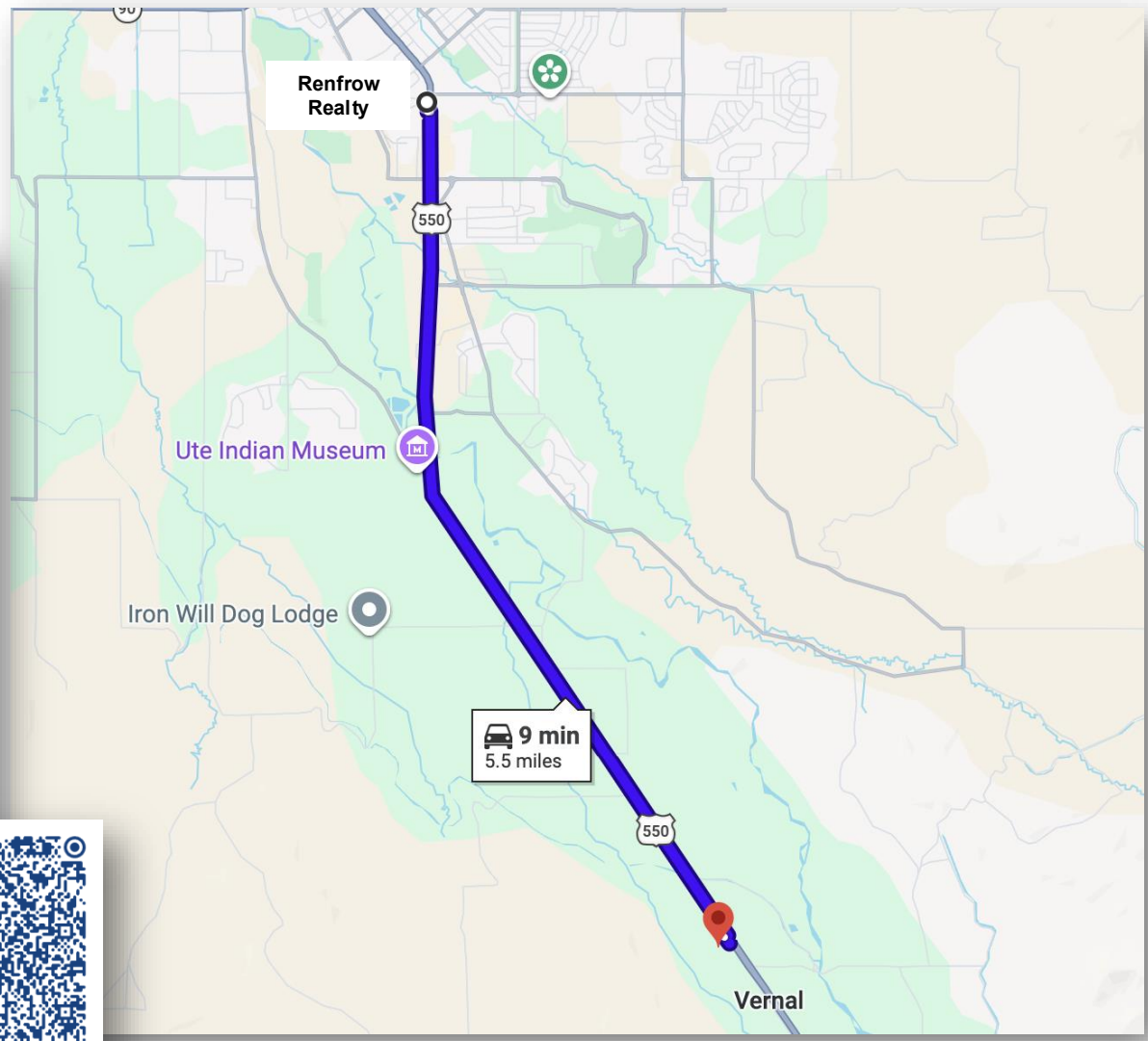
# Directions to Property

## Starting from Renfrow Realty

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

- ↑ Head toward Montrose Dr  
285 ft
- ↶ Turn left at the 1st cross street onto Montrose Dr  
66 ft
- ↷ Turn right onto US-550 S/S Townsend Ave  
  - 📍 Continue to follow US-550 S
  - 📍 Pass by Taco Bell (on the right)
5.4 mi
- ↷ Turn right toward Hwy 550 Frontage Rd/U.s. 550 Frontage Rd  
112 ft
- ↶ Turn left onto Hwy 550 Frontage Rd/U.s. 550 Frontage Rd  
233 ft

19911 US-550  
Montrose, CO 81403



Scan QR for Google Map Directions

Photo taken from Google Maps



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

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)



# Montrose County Assessor Property Account Detail\*

## Account Detail

**Account: R0651083**

### Owner Information

**Owner Name** E D Property LLC

### Estimated Tax Information

<b>2026 (Estimated)</b>	\$15,057.16
<b>2025 (Actual)</b>	\$15,636.52

### Assessment Information

<b>Actual (2026)</b>	\$833,610
----------------------	-----------

### Legal Description

Parcel Number: 3993-233-00-036

Subd: HARRIS LAND COMPANY MINOR  
SUBD Lot: 1 S: 23 T: 48 R: 9

Type	Actual	Acres	Sq Ft
Land	\$293,920	4.0	n/a
Improvements	\$539,690	n/a	4169

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

John Renfrow

(970) 249-5001 / (970) 874-1500

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)





**Total Land: ~4 acres**  
**Main Building**  
**\* Shop ~2,760 sq ft**  
**\* Office ~1,409 sq ft**  
**Additional Shop**  
**~1,030 sq ft plus 2 shipping container**



# Main Building – Shop\*



**\* Shop ~2,760 sq ft**

**½ bathroom**

**Sink area**

**½ ton Crane**

**2 sliding bay doors 15' X 35"**

**1 exterior overhead door 15' X 17'5"**

**1 interior overhead door 15' X 17'5"**



# Main Building Office\*



**\*Office ~1,409 sq ft  
3/4 bathroom**

**Laundry set up – 220v outlet  
2 sliding bay doors 15' X 35"  
Retail space and office downstairs  
3 Offices with open lobby upstairs**



# Additional Shop



**\*Additional Shop ~1,030 sq ft  
2 shipping containers  
2 ton Crane  
2 Slider Doors – one on each side**



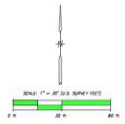
# Improvement Survey Plat

**IMPROVEMENT SURVEY PLAT**  
19911 U.S. HIGHWAY 550  
MONTROSE, CO 81401

Performed by:  
**Rocky Mountain Surveying**  
(970) 964-6105  
April 28, 2023



**LEGAL DESCRIPTION:**  
OFF. L. & M. COMPANY SENIOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1999 UNDER RECEIPTION NO. 622965, COUNTY OF MONTROSE, STATE OF COLORADO.



- LEGEND**
- FOUND ALTIMETER CG 12180
  - FOUND IRON OPTIC MARKER
  - ELECTRIC TRANSFORMER
  - ELECTRIC METER VALVE
  - ELECTRIC METER
  - ELECTRIC METER
  - INDICATES CONCRETE
  - INDICATES POWER POLE
  - INDICATES FINE GRANITE
  - INDICATES FENCE
  - INDICATES OVERHEAD POWER

**BASIS OF BEARING:**  
The South line of the Lot 1 is assumed to bear S28°00'W as monumented with Aluminum cap PLS 12180, monuments located at the Angle Point Corner Lot 1, located at ground level and at Southeast Corner Lot 1, located at ground level. All other bearings are relative thereto.

**LINEAL UNITS STATEMENT:**  
The Lineal Unit used on this plat is U.S. Survey Feet.

**TITLE COMMITMENT NOTES:**  
Easements number 18 and 11 do not burden this property.

**GENERAL NOTE:**  
This survey was performed with the benefit of a title commitment from Land Title Guarantee Company. Order Number: M203021204. Land 04/26/2023 and does not constitute a title search by Steven A. Yehon or Rocky Mountain Surveying, LLC.

Surveyor's certification herein shall run only to the persons for whom this survey was prepared and on his behalf to the agencies listed on check-out sheets. Surveyor's certification are not transferable to additional purchasers or subsequent owners.

NOTICE TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PLAT IS EITHER STATED OR IMPLIED UNLESS THIS PLAT BEARS AN ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR HEREON. ONLY PRINTS OF THIS SURVEY MARKED WITH AN ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR SHALL BE CONSIDERED TRUE, VALID COPIES.

**SURVEYOR'S CERTIFICATE:**  
Steven A. Yehon, a Registered Land Surveyor in the State of Colorado, do hereby certify this Improvement Survey Plat as PER STEVEN A. YEHON, LLC, A TEXAS LIMITED LIABILITY COMPANY and that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this Survey Plat.



<p><b>ROCKY MOUNTAIN SURVEYING, LLC</b> Professional Land Surveyor #13645 2818 Pioneer Court Montrose, CO 81401 Office: (970) 964-6105 Email: syehon@rmsurveying.com</p>	<p>REVISIONS</p>	<p><b>IMPROVEMENT SURVEY PLAT</b> 19911 U.S. HIGHWAY 550 MONTROSE, CO 81401</p>
	<p>FILE: 2348      DATE: 04/28/2023      FW: 04/28/2023      DRAFTSMAN: SAY      FIELD: SAY      SHEET: 1 of 1</p>	



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



## UTILITY INFORMATION

- Water: Tri County Water (970) 249-3369
- Septic System
- Electricity: DMEA (970) 249-4572
  - 3-Phase power is in the northwest corner of the property and is available for installation
- Propane: Hometown Propane is supplier
  - Tank is owned and included in Sale
- Internet: Fiber available
  - Elevate, Available, not installed. Contact: Jason Martin 970-240-6884
- Irrigation Water
  - There are water rights available but have not been split off from neighboring property. Call Listing Office for additional information

### Heat and Air Conditioning:

- Shop – Wood Stove, no Air Conditioning
- Office – Forced Air Natural Gas

3-Phase power available, but not installed



Rev A

Electrical installed for irrigation pump if needed



Water comes into property on southeast side



## POSSIBLE OWNER LEASEBACK AT CLOSING

- 3-year lease with three options to extend for 3 years each
- Annual 3.0% increase
- 6.8% CAP rate
- \$8,500/month plus NNN
  - Owner willing to sign personal guaranty

## DOCUMENTS AVAILABLE BY REQUEST

- Improvement Survey Plat
  - Rocky Mountain Surveying (970) 964-6105
  - April 28, 2023
- Harris Land Company Minor Subdivision
  - Mesa Surveying (970) 249-7771
  - September 13, 1999
- US 550 Access Control Plan layout
- Additional Shop building plans and building inspection
- Appraisal Report
  - Legg Appraisals, LLC (970) 240-8998
  - April 15, 2025
- Re-zoning decision from General Agriculture to General Commercial Zoning
  - December 6, 2004
- DMEA Easement
  - June 7, 2022
- Rocky Mountain Natural Gas Company Right of Way Grant
  - June 24, 2004

**APOD / Cap Rate\***  
*Listing Price:*  
*\$1.5M*

Location	19911 Highway 550	ACTUAL PROPERTY OPERATING DATA
Type of Property	Shop and Office	Purchase Price: \$1,500,000
Size of property	~4,169 sq ft/4.0 Acres	
Purpose of analysis	Listing	CAP Rate: 6.80%
Adjusted Basis as of	12 months	

ALL FIGURES ARE ANNUAL	\$/Sq.Ft. or \$/Unit	COMMENTS
<b>ACTUAL INCOME</b>		102,000
Less: Vacancy & Cr. Losses	( )	
<b>EFFECTIVE INCOME</b>		
Plus: Other Income (collectable)		
<b>GROSS OPERATING INCOME</b>		102,000
<b>OPERATING EXPENSES:</b>		
Real Estate Taxes		
Personal Property Taxes		
Property Insurance		
Off Site Management		
Payroll		
Expenses/Benefits		
Taxes/Worker's Compensation		
Repairs and Maintenance		
Utilities:		
Accounting and Legal		
Licenses/Permits		
Advertising		
Supplies		
Misc. Expenses:		
<b>TOTAL OPERATING EXPENSES</b>		0
<b>NET OPERATING INCOME</b>		102,000
Less: Annual Debt Service		
Less: Participation Payments		
Less: Leasing Commissions		
Less: Funded Reserves		
<b>CASH FLOW BEFORE TAXES</b>		<b>\$102,000</b>



**Cap Rate = \$102,000/\$1.5M**  
*Cap Rate ~ 6.8%*

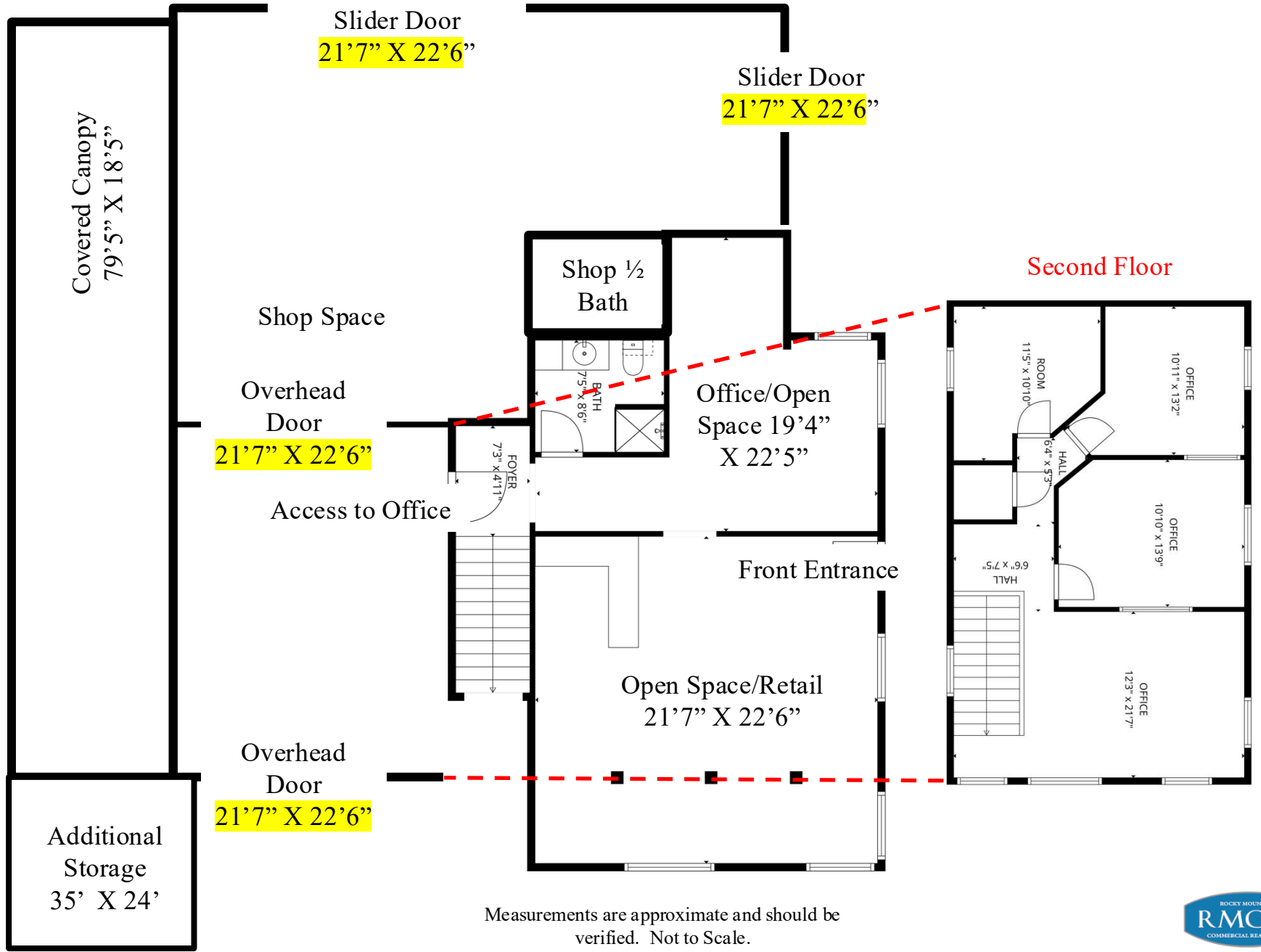
- Rental income amounts are proposed by Seller (this assumes no property manager is involved)
- Tenant pays:
  - All utilities (electric, gas, water, sewer and trash)
  - NNN charges (property tax and building insurance)
  - Property maintenance

- Additional information can be provided upon request
- Disclosure statement will need to be signed prior to release

*\* Information deemed reliable but not guaranteed. Information is unaudited and should be verified.*

Information deemed reliable, but not guaranteed and should be verified

# Main Building Floor Plan



Measurements are approximate and should be verified. Not to Scale.

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



# Montrose County Zoning Map

— Zoning

— County Zoning Districts

	General Business "B"
	General Commercial "C"
	General Industrial "I"
	General Residential "R"
	Residential- Manufactured Home Park "R-MHP"
	Planned Development "PD"
	Public Lands "P-L"
	General Agricultural "A"



\*Boundaries are approximate and should be verified

Photo taken from Montrose County EagleView/GIS



- Subject property is zoned General Business "C" in the County of Montrose
- Breakdown for "C" zoning district is on the following page
  - For more information, please call the County of Montrose at (970) 249-6688



# Zoning Breakdown\* “C” General Commercial District

## GENERAL COMMERCIAL C

1. Purpose: A general sales, business, contractor, service, processing, transportation, and warehouse district designed to provide for a variety of compatible businesses. The businesses that produce goods and products on site are also allowed to offer those items for retail sale as an accessory use in this district.
2. Use Table
  - a. The following table identifies the uses allowed by right (“R”) or the uses requiring a special use permit (“S”) within the General Commercial Zone District. Any use not listed shall be prohibited except as set forth in Section II.C.3, Unlisted Uses.
  - b. All uses shall meet all applicable provisions set forth in Section III, Use Standards and Section V, Detailed Development Standards regardless of the approval level identified in the Use Table below. Where able, the Use Table identifies the additional standards applicable to uses.
  - c. Any standard set forth in these Regulations not met by the property owner or operator shall constitute a violation of these Regulations and shall be enforced as set forth in Section VII, Enforcement.
  - d. Any uses allowed by right in the General Business Zone District shall also be allowed by right in the General Commercial Zone District unless specified otherwise in this section

### Agricultural Uses:

Agricultural Product Manufacturing	R	Commercial Nursery	R
------------------------------------	---	--------------------	---

### Animal Services:

Kennel (See Sec. III.A.3)	R	Veterinary Clinic	R
---------------------------	---	-------------------	---

### Child Care Facilities:

Child Care Center	R		
-------------------	---	--	--

### Community & Cultural Facilities:

Community Center	R	Places of Assembly or Worship	R
------------------	---	-------------------------------	---

### Educational Facilities:

Educational Facility	R		
----------------------	---	--	--

### Food & Beverage:

Bar or Tavern	R	Microbrewery, Distillery	R
Brewpub	R	Restaurant	R

### Group Living:

Group Home	R	Senior Housing	R
------------	---	----------------	---

### Healthcare Facilities:

Hospital	R	Medical and/or Dental Clinic	R
----------	---	------------------------------	---

### Household Living:

Dwelling, Single-Family	R	Short-Term Rental (See Sec. III.A.9)	R
-------------------------	---	--------------------------------------	---

### Lodging Facilities:

Hotel/Motel	R		
-------------	---	--	--

### Manufacturing & Production:

Commercial Nursery	R	Manufacturing, fabrication, assembly, and/or processing which will not cause noise, heat, dust, fumes, excessive traffic or parking or other adverse consequences that will impact the neighborhood	R
Food Processing and/or Packaging	R		

### Parks:

Park	R		
------	---	--	--

### Personal Services & Office:

Personal Service Establishment	R	Professional Services Establishment	R
--------------------------------	---	-------------------------------------	---

### Public Utilities & Facilities:

Government Facility	R	Telecommunication Facility (See Sec. III.D)	R
Public Utility Facility	R	Utility Transmission, Distribution, and/or Service Lines	R

### Recreation Facilities:

Amusement and Entertainment Facility, Indoor	R	Recreation Facility, Indoor	R
Amusement and Entertainment Facility, Outdoor	S	Recreation Facility, Outdoor	S
RV Park	R		

### Retail:

General Retail	R	Heavy Retail	R
----------------	---	--------------	---

### Vehicles & Equipment:

Automobile Service and Repair	R	Heliports	S
Automobile, truck, trailer, farm equipment, marine, or RV services and sales	R	Truck Stop	R

### Warehousing & Freight:

Distribution and Warehousing Facility	R	Wholesale Establishment	R
Mini-Storage Warehouse	R		

### Accessory Uses:

Accessory Structure or Building (See Sec. III.C.2.b)	R	Accessory Dwelling Units (ADU) (See Sec. III.C.2.a)	R
Accessory Use (See Sec. III.C.1)	R	Outdoor Storage (See Sec. III.A.10)	R
Alternate Onsite Energy Generation	R		

### Temporary Structures & Uses:

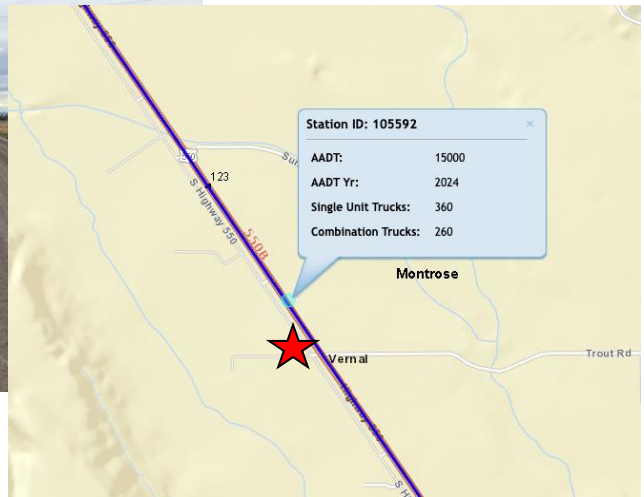
Construction Office (See Sec. III.B.2.b.(3))	R	Roadside Stand (See Sec. III.B.2.b.(5))	R
--	---	---	---

\* Taken from Montrose County Zoning Resolution Adopted June 5, 2024

# Colorado Department of Transportation (CDOT) Traffic Count\*



**★ Subject Property**



Contact CDOT: Region 3  
Permit and Access  
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 (06/20/23)

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	19	6	6	7	20	60	192	332	452	517	568	602	578	575	597	549	611	789	557	268	176	51	47	28
S	7	12	3	20	44	214	667	741	695	533	625	568	541	614	612	630	567	556	374	281	228	77	67	42

**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 2046)

Station ID	AAAT	Year	Single Trucks	Combined Trucks	Projected AAAT	Projected Single Trucks	Projected Combined Trucks
105592	15,000	2024	360	260	18,135	435	314

**AAAT: 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>  
Rev A

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



# 19911 Highway 550 Montrose, CO 81403

MLS # 834669

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Sq.Ft.
4.00	4,169	\$1,500,000	\$359.80



- ~2,760 sq ft well-equipped shop
- ~1,409 sq ft two-story office with 5 private offices + lobby/retail area
- ~2,311 sq ft partially enclosed canopy (ideal for covered work/storage)
- ~1,030 sq ft additional shop building with 2 shipping containers for secure storage
- Two cranes included (1/2-ton & 2-ton) for added functionality
- Expansive 4-acre lot with room for equipment, parking, or expansion – most of the lot has gravel.
- Flexible ownership: option for leaseback at a 6.8% CAP rate or willing to vacate at closing
- Frontage Road Access