

**.63± Acre Lot with Shared Parking in Montrose
B-3 Zoning Offers Many Possibilities for Use
TBD Commercial Way | Montrose, CO 81401**

GRAND MESA
REAL ESTATE SERVICES
Commercial . Residential . Management



- Located in a nice, developed commercial area in the southwest area of Montrose.
- Over a .6 acre lot with shared parking.
- Zoned B-3, allows a multitude of uses such as office, retail, multi-family, automotive.
- There is an exclusion on the property for any restaurants.
- Build a similar commercial condo project or even multi-family.
- Property will be added to the existing Rogan Centre Condominium Assn.
- Water, sewer, electric available.
- Covenants on the property. One of the lowest priced commercial lots available.
- Possible short term Seller financing (gap loan) while you design and start construction on your new building.
- Easy access off Odelle Road.
- Entrance would be thru the shared parking area.

Offered at \$260,000.00



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Buyers must be prequalified or have proof of funds prior to showings. Information provided is deemed reliable but not guaranteed by the Brokers. It is advised to verify all information and/or obtain professional advice. Price and terms may change without notice.

Property Facts

Parcel Number	3993-042-61-005
MLS Number	212202 & 20241417
Zoning	B-3
Address	TBD Commercial Way Montrose, CO 81401
Built	Building Site
Acreage*	.63
Available Documents	Recorded Rogan Centre Condo Plat ByLaws and Covenants for the Association Plans for possible Commercial Condo Building Covenants with some building restrictions
Utilities	Electric: DMEA Gas: Black Hills Water: Montrose Sewer: Montrose
Property Taxes	\$5,250.20 (2023)
Title Company	Land Title Guarantee Company



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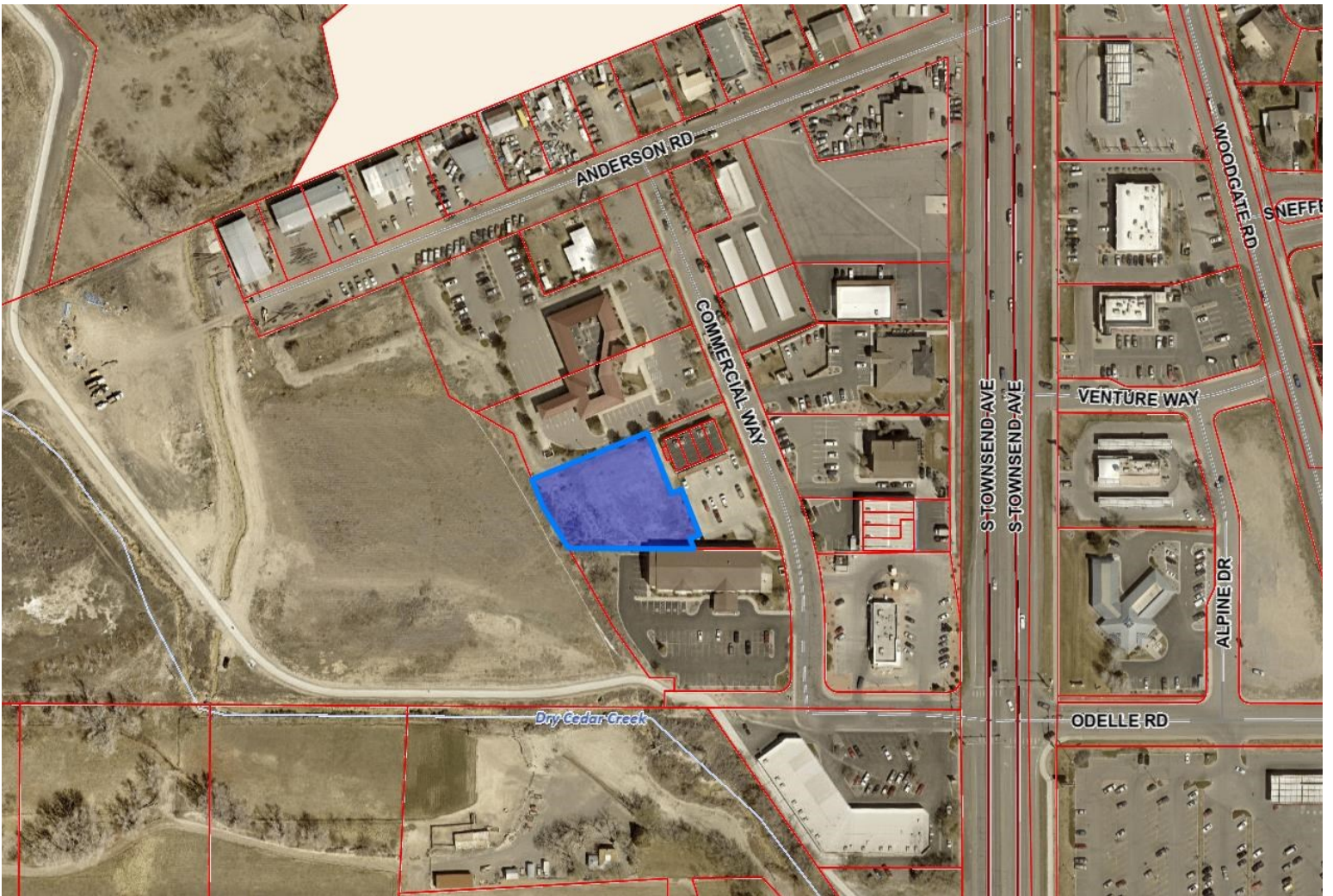


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Aerial Photo



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Montrose, Colorado

(as posted by www.visitmontrose.com)



Elevation: 5,807'
Population in 2024: 21,631
Population change since 2020: +6.26%

The Ute Indians

Originally, Montrose County was home to the Ute Indians, who hunted, fished, and lived off the land of the Uncompahgre Valley. Chief Ouray and his wife, Chipeta, are two of the best-known names from that era. The Ute Indians were removed from Montrose County to a reservation in Utah in 1881. The town of Montrose was founded in 1882, with the county officially established in 1883. Joseph Selig, one of the founders, named the town after the Duke of Montrose, a character from one of the Sir Walter Scott's novels.

Early Montrose

Early Montrose was a typical frontier freighting and cow town. At the turn of the century, the settlers of the highly fertile, semi-arid Uncompahgre Valley explored the formerly inaccessible regions of the Black Canyon of the Gunnison River. The search for irrigation water was one of the first Bureau of Reclamation projects and resulted in an astonishing engineering feat, the seven mile Gunnison Tunnel. The tunnel enabled Montrose to become a highly diversified agricultural area.

Discover Montrose

Montrose is a historic Colorado town on the beautiful Western Slope of the Rocky Mountains, perched in the perfect spot to serve as your base camp for year-round outdoor adventure. The city made Outdoor Life magazine's list of "Top 200 Towns for Outdoorsmen" in 2010 because it is surrounded by vast stretches of public lands where visitors can enjoy a seemingly endless variety of outdoor activities throughout the year.

Montrose has often been described as the Hub of Western Colorado because it truly is located in the middle of everything, including an unbelievably vast selection of outdoor and indoor activities. Thus the slogan "Stay here, play everywhere."

Black Canyon of the Gunnison National Park



<https://www.nps.gov/blca/index.htm>

Deep, Steep, and Narrow

Big enough to be overwhelming, still intimate enough to feel the pulse of time, Black Canyon of the Gunnison exposes you to some of the steepest cliffs, oldest rock, and craggiest spires in North America. With two million years to work, the Gunnison River, along with the forces of weathering, has sculpted this vertical wilderness of rock, water, and sky.

Elevations of the Black Canyon

The lowest elevation in Black Canyon of the Gunnison is 5,440 feet (at the Gunnison River) and the highest elevation is 8,775 feet (at Signal Hill).

<https://www.drinkevolve.com/park/black-canyon-of-the-gunnison-national-park>



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