

**COLDWELL BANKER
COMMERCIAL****PRIME
PROPERTIES**

FOR LEASE

Downtown Retail / Office

513 E Main Street

Montrose, Colorado 81401 • Downtown Main Street

PROPERTY OVERVIEW

Prime downtown retail/office space in the heart of historic Main Street Montrose. This ground-floor storefront offers excellent street visibility with large display windows, a black awning, and direct sidewalk access. Inside, a distinctive open retail area features rich hardwood floors, a decorative pressed-tin ceiling, and built-in display counters—full of character and ready for your vision. The layout extends to a private back hallway with additional finished rooms, ideal for offices, storage, or treatment/studio space. Located steps from local shops, restaurants, and downtown foot traffic, this is a rare opportunity to establish or grow your business in one of Montrose's most walkable commercial corridors.

PROPERTY DETAILS

Lease Rate	\$3,500 / mo
Price / SF	\$13.45 NNN
Est. Triple Net	\$3.00 / SF
Est. Available SF	3,000 SF
Total Building	14,000 SF
Levels	3
Zoning	B-1
Year Built	1911
Parcel #	3767-273-28-009
Lease Type	Triple Net
Available	Now

±3,125

AVAILABLE SF

\$13.45

PER SF NNN

B-1

ZONING

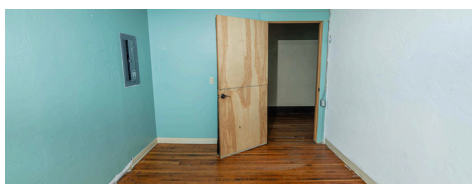
1911

HISTORIC BUILD

Main St

DOWNTOWN FRONTAGE

INTERIOR & STREETFRONT

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