

**For Sale - For Lease - Build to Suit
Commercial / Multifamily**

S Highway 550 & Otter Road Montrose, Colorado

Premier commercial parcel with EXCELLENT highway and river frontage!

- Next to major shopping center including Target, JC Penny and also very close to Wal-Mart
- 1,300+- feet South Hwy 550 frontage
- 8.58 total acres - 1-7 acres pad sites available
- Fronts the Uncompahgre River
- Montrose, Colorado is a regional hub
- Amazing mountain views!



CREN MLS # 687611

**Montrose
Riverwalk**



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NORRIS-SNELL
REAL ESTATE

Property Information



Montrose Riverwalk

Price	\$1,200,000 for entire parcel or purchase/lease 1-7 acre pad sites including corner pad
Size	8.58 acres (Total)
Zoning	B-2 – Highway Commercial District Great for hotels, retail stores, restaurants, senior housing, offices, etc.
Area	Montrose is one of western Colorado's largest regional hubs which services numerous other towns and areas and is a hotspot for tourism – all year long.
Site Features	1,300+- feet of highway frontage, just south of Target and JC Penny (Eagle Landing Shopping Center) Breathtaking & rare Uncompahgre River frontage Borders Chipeta Lake State Wildlife Area Ideal location next to recreational trails and the region's predominant shopping centers Very close to the Ute Indian Museum Beautiful views of the famous San Juan Mountains and Buckhorn

Area Map



Walmart

JO-ANN
DOLLAR TREE
fabrics and crafts

COLD STONE
CREAMERY

RadioShack **NATURAL GROCERS**
www.naturalgrocers.com

SPORTS AUTHORITY

Applebee's

PANCHERO'S
RESTAURANTE MEXICANA

maurices **FAMOUS**
footwear

petco
where the missing pets go

Looney Bean

SALLY
BEAUTY SUPPLY

jcp

TARGET

Coming Soon:

ROSS
DRESS FOR LESS

*Only showing some of the area businesses

*Site boundaries not exactly to scale.

Area Information



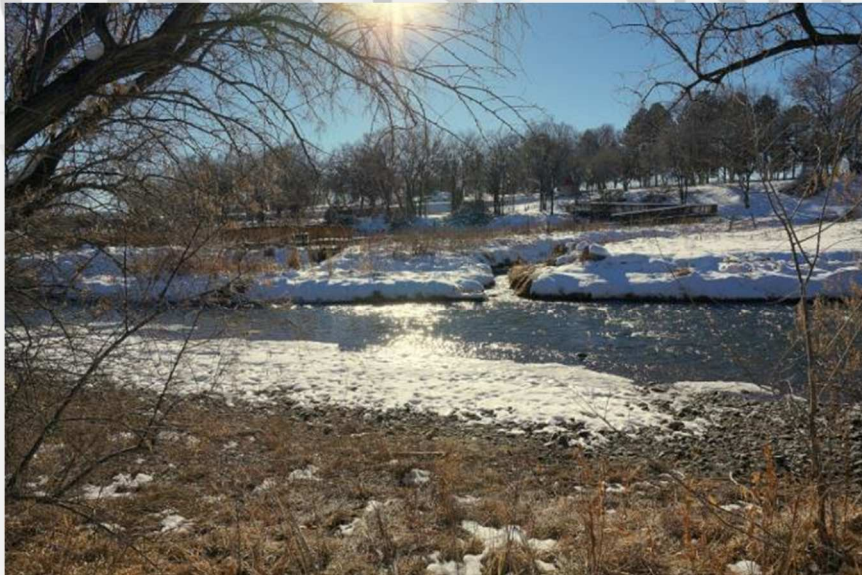
Montrose, Colorado – Montrose County

City Population:	18,981 * (over 50,000 residents in the regional area)
Median Household Income:	\$45,620 *
Health Care:	Montrose Memorial Hospital (75 beds), Black Canyon Surgical Center & San Juan Cancer Center
Airport:	Montrose Regional Airport (a regional hub)
Schools:	Colorado Mesa University, Montrose Campus & RE-1J School District
Regional Attractions:	Black Canyon National Park, Historic Downtown Montrose, the San Juan Mountains, the West Elk Mountains, the Uncompahgre Plateau, Grand Mesa, Telluride Ski Resort, Crested Butte Mountain Resort, Powderhorn Mountain Resort, & world-renowned hunting and fishing.

*Per the 2013 US Census

Additional Information

Prime highway and river frontage just south of Target with majestic mountain views! This is arguably the most beautiful commercial parcel in Montrose and would be suitable for a hotel, retail center, restaurant or even a senior living project! This parcel has high visibility with around 1,300 ft. of highway frontage and it touches the Uncompahgre River and the Chipeta Lake State Wildlife Area. The City of Montrose has a river corridor master plan and this parcel will soon play a major role in making Montrose stand out. This property is zoned B-2, Highway Commercial District. The seller is actively looking for a 'cornerstone' business for the Hwy 550 and Otter Road corner of this property. If a supreme commercial location, river frontage, views and easy access are what you are looking for, then here is your property!



Information deemed reliable but not guaranteed.