

# Commercial Land For Sale

0 N CEDAR AVE, MONTROSE, COLORADO 81401

## PRICE REDUCTION!



### Overview

#### THE PARCEL

Level terrain with all utility lines in the street. This 1.42 acre site has excellent access via a dedicated left turn lane on E Main St.

#### LOCATION

One block off E Main Street, Montrose's original commercial corridor. This parcel sits in a strategic, central pocket of the city and is less than 1 mile from the center of downtown. Bordered by retail, lodging, multifamily residential, an RV Park and a church.

#### ZONING & POTENTIAL USES

B-2 (Highway Commercial) zoning is designed for businesses serving the motoring public along major thoroughfares. Permitted uses include all retail, and service-oriented businesses, mixed-use, drive-throughs, and live/work units.

Beyond permitted uses, a conditional use permit (approved by the planning commission without city council review) opens more intensive options like auto repair and warehouse/shop space.

### Property Details

**Sales Price** ■ \$405,000 (\$6.54/SF)  
**\$335,000 (\$5.42/SF)**

**Lot Size** ■ 1.42 Acres

**Zoning** ■ B-2 (Highway Commercial)

### Highlights

- Shovel-Ready Site
- 1 Mile from Downtown Montrose
- Flexible Development Options

Rev: October 8, 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.

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# Commercial Land For Sale

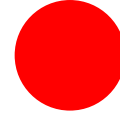
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## DEMOGRAPHICS



26,214

Population



43.3

Median Age



Average  
Household Size

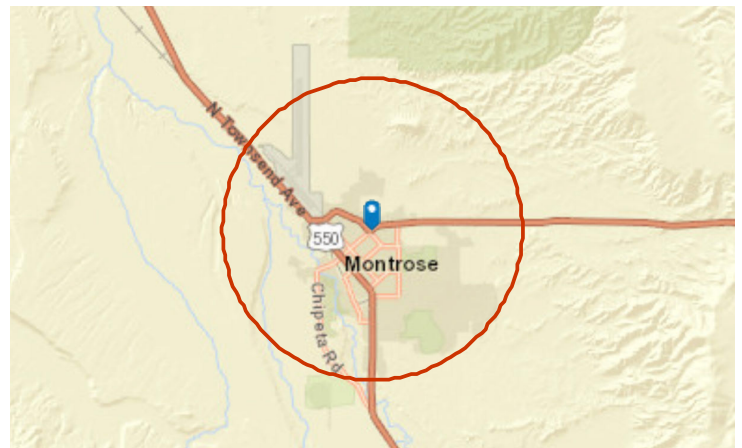


\$67,377

Median Household  
Income

## TRAFFIC COUNT

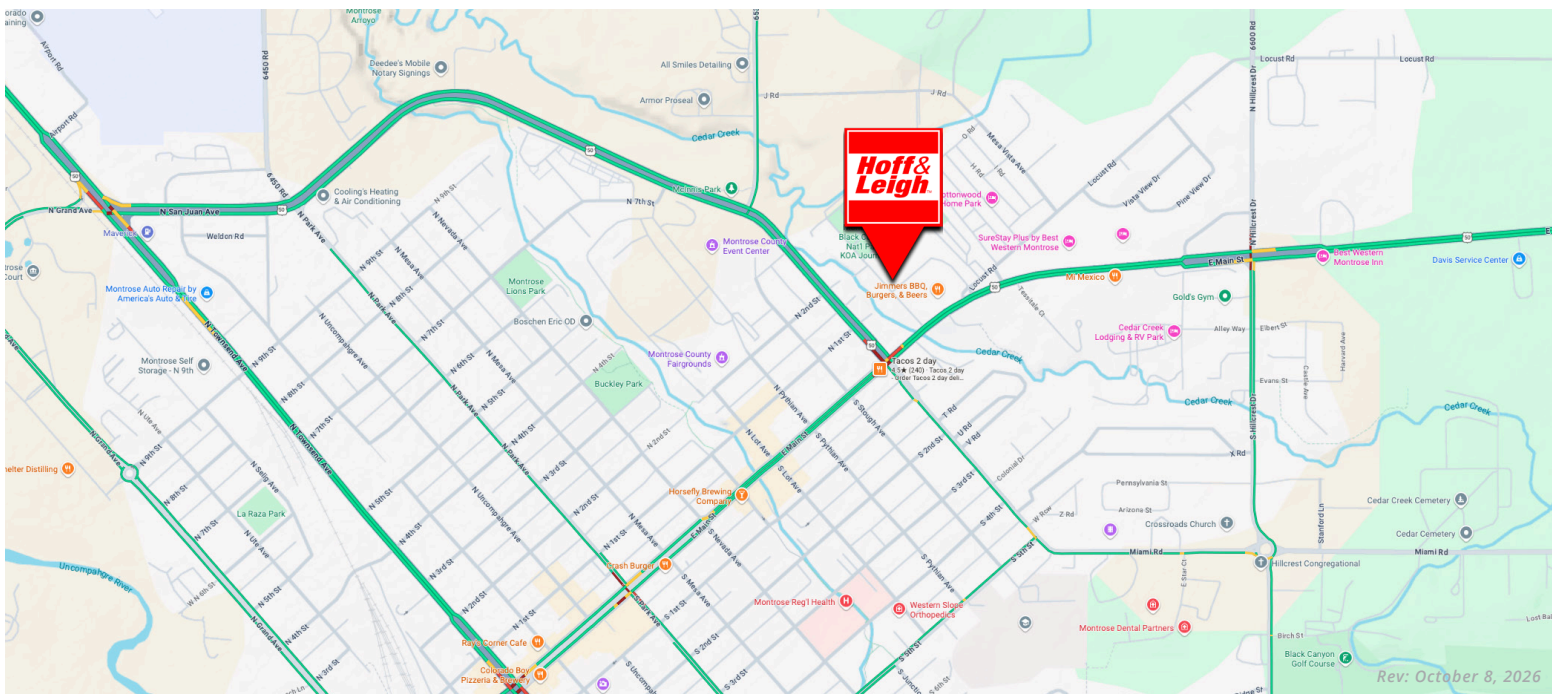
| Nearest Cross Street | VPD    | Distance (mi) |
|----------------------|--------|---------------|
| East Main Street     | 14,000 | 0.1           |



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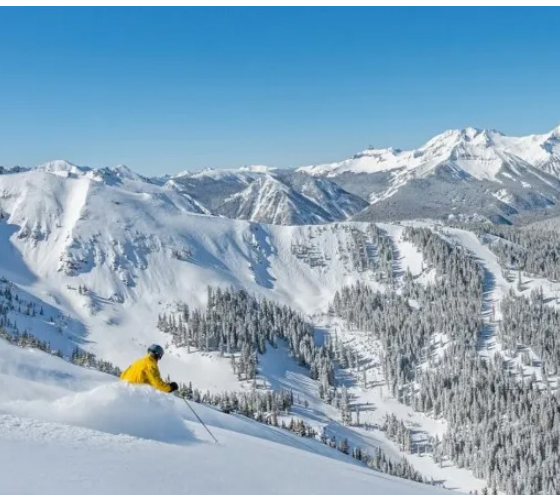
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## MONTROSE, COLORADO

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)

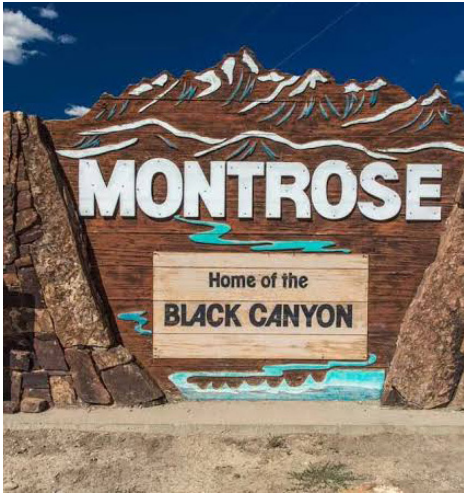
- Summer nonstop: Chicago, Dallas, Houston, LA, Phoenix, Denver
- Winter nonstop: Atlanta, Austin, Chicago, Dallas, Houston, LA, Nashville, NYC, Phoenix, San Francisco

Source: montroseairport.com

## BUSINESS INCENTIVES

- Mural Grant Program
- Business Opportunity Funds: up to \$20,000 for building & site improvements
- RevolvingLoanFunds: low-interest 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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