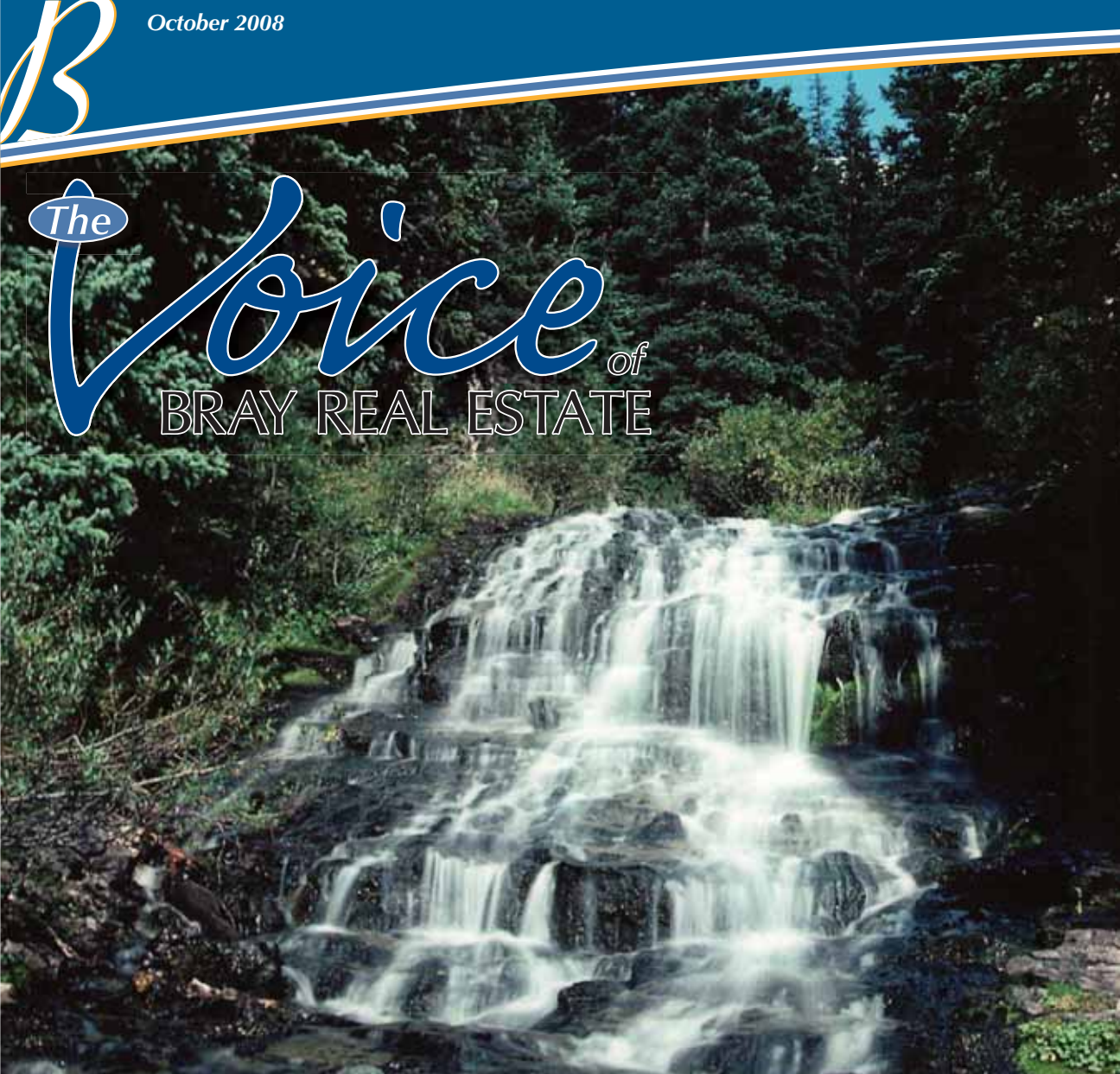




The Voice of BRAY REAL ESTATE



278 6410 Court • \$188,900
Montrose



Tom Laing • 209-5179

2800 Bluebell Court • \$369,888
Montrose



John and Jim Renfrow • 249-5001

1121 Rossehl • \$496,500
Montrose



Cindy Rowan • 209-3781



BRAY & CO. REAL ESTATE

970.249.4666
2350 South Townsend Avenue
Montrose, CO

970.874.0550
151 West 2nd Street
Delta, CO

970.856.6175
455 S. Grand Mesa Dr., #1
Cedaredge, CO





Bray Real Estate Western Slope Locations

Grand Junction

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Grand Junction, CO 81501
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(800) 926-6862

Montrose

2350 South Townsend Avenue
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(970) 249-4666
(866) 512-3154

Cedaredge

455 S. Grand Mesa Drive, #1
Cedaredge, CO 81413
(970) 856-6175
(800) 509-5692

Delta

151 West 2nd Street
Delta, CO 81416
(970) 874-0550
(800) 615-6071

Fruita

127 North Cherry Street
Fruita, CO 81521
(970) 858-9577
(800) 571-0984

Glenwood Springs

1429 Grand Avenue, Ste. 103
Glenwood Springs, CO 81601
(970) 945-8626
(800) 285-0409

Rifle

426 Railroad Avenue
Rifle, CO 81650
(970) 625-4555
(888) 760-4251

Property Management

637 North Avenue
Grand Junction, CO 81501
(970) 242-8450
(800) 838-2823

Commercial

244 North 7th Street
Grand Junction, CO 81501
(970) 241-2909
(800) 695-0539

The *Voice* of
BRAY REAL ESTATE
contents

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our featured *properties*

Montrose



278 6410 Court

\$188,900

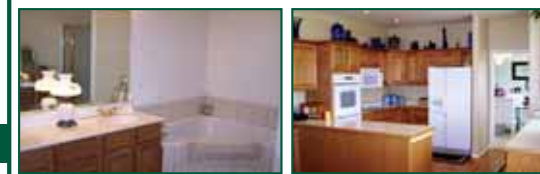
- Brand new home!
- 3BR/2BA open floor plan
- Vaulted ceilings, Lrg. Windows
- Wood flooring & Stone touches
- Quiet location, open space



Tom Laing
209-5179

www.braymontrose.com/mls=612698

Montrose



2800 Bluebell Court

\$369,888

- Gorgeous 2,145 sq.ft. Byler Home on a .52 acre corner lot
- 3BR, 2.5BA, large master suite, oversized 3-car garage
- Large Kitchen with oak cabinets, double self-cleaning ovens and countertop range
- Beautiful entryway with double doors, 9' ceilings, formal living and dining area with magnificent mountain views



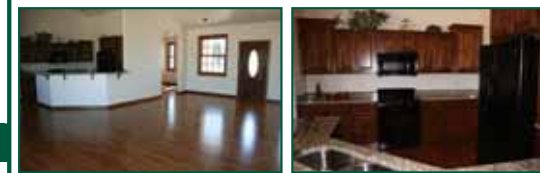
John Renfrow
249-5001



Jim Renfrow
249-5001

www.braymontrose.com/mls=612020

Montrose



1121 Rossehl

\$496,500

- 4BR/3BA home on over an acre
- 3 car garage w/ large bonus room
- Vaulted ceilings, many wood & stone accents
- Huge kitchen-appliances included
- Patio, irrigation & storage shed



Cindy Rowan
209-3781

www.braymontrose.com/mls=585442

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www.braymontrose.com
www.braydelta.com
www.braycedaredge.com



Homes \$500,000 or More

Homes \$300,000 to \$499,999



Montrose • 68237 Hwy 50

\$2,225,000

- Great Development Potential!
- 72 acres w/ farm house
- Close to Montrose
- Irrigation & year-round stream
- Widespread views
- Great potential, call for details

Roger Almgren
209-1111

www.braymontrose.com/mls=609900



Delta • 14434 Deer Run Road

\$874,888

- 2,000 sq.ft +/- modern farmhouse
- 37 irrigated acres MOL, year-round streams
- Pond, pastures, 150'x30' barn
- 360 degree mountain views
- Development Potential

Lynn Shirk
209-8400
John Renfrow
874-1500

www.braydelta.com/mls=592805



Eckert • 21669 Myers Road

\$500,000

- 4370 Sq Ft/4BD/4BA home
- 3 acres of apple orchard
- Unsurpassed views
- Central location
- Quality spacious interior

Keith Loucks
856-7500
www.WesternColorado.net

www.braycedaredge.com/mls=600804



Montrose • 1121 Rossehl

\$496,500

- 4BR/3BA home on over an acre
- 3 car garage w/ large bonus room
- Vaulted ceilings, many wood & stone accents
- Huge kitchen-appliances included
- Patio, irrigation & storage shed

Cindy Rowan
209-3781

www.braymontrose.com/mls=585442



Montrose • 10475 Hillside Road

\$595,000

- Owner Carry Considered
- Let's get creative!
- Custom home, unique floor plan
- 2185 SF, 3BR/2.5BA on 44.14 AC
- Huge 35x50 heated shop

Laura Mattivi
209-5080

www.braymontrose.com/mls=590308



Montrose • 2009 Brook Way

\$595,000

- Exquisite home in 'The Brook' Subd.
- Huge 5BR/4BA, all amenities
- Full walk-out basement
- Mature landscaping, storage shed, patio & deck
- Tremendous Value!

Jim Day
275-2303

www.braymontrose.com/mls=613550



Montrose • 58794 Mallard Lane

\$494,900

- 3200 SF, 2 story country home
- 3 BR/3.5 BA and loft
- 3 acres w/ pond
- Wraparound deck & hot tub
- 2 car oversized garage & RV garage

Susie Sheehan
209-7808

www.braymontrose.com/mls=607206



Montrose • 3519 Chestnut Drive

\$449,000

- Location, Location
- 3BR/2.5BA, 2440 SF w/office/den
- Home has everything
- Custom cabinets, granite counters
- Tile and hardwood floors

Ruby McNeely
209-2692

www.braymontrose.com/mls=579363



Montrose • 18905 US Highway 550

\$550,000

- Huge Price Reduction
- 8.5 Acres prime location
- 720 FT of Frontage RD
- Great visibility for all traffic South of Montrose
- Home & cabin w/all utilities on site

Ruby McNeely
209-2692

www.braymontrose.com/mls=582327



Montrose • 59363 Lupine Court

\$535,000

- Pristine show home condition
- Unbelievable landscaping
- Waterfall, pond, fountains
- Huge deck w/ gazebo-views!
- Victorian floor plan-must see!

Laura Mattivi
209-5080

www.braymontrose.com/mls=605572



Pagosa Springs • 88 S. Driver Court

\$445,000

- Spacious 3 level home w/4BR/4.5BA
- New Hardwood floors & carpet
- Additional 334 SF sunroom/breakfast room off kitchen
- Second kitchen on lower level
- Great large family retreat/public space on ea. level

Lynn Shirk
209-8400

www.braydelta.com/mls=608572



Montrose • 19685 Highway 550

\$437,000

- Country Living
- 2BR/1.5BA with 1460 SF
- 7.5 Acres South Of Montrose
- Superb views of San Juan Mts.
- 7 acres of irrigated water
- Private Drive w/seclusion

Jim Day
275-2303

www.braymontrose.com/mls=582357

Homes \$300,000 to \$499,999

Homes \$300,000 to \$499,999



Cedaredge • 15079 2600 Road

\$429,888

- 3 BR, 2 BA 1,568 sq.ft. manf.home
- 40 acres MOL; 15 acres MOL irrigated
- 3-car detached garage/shop
- Mountain Views
- Come take a look for yourself

John and Jim Renfrow
249-5001

www.braymontrose.com/mls=612338



Montrose • 16318 6900 Road

\$423,500

- A little country living on 10 acres
- 3BR/1.75BA log home in good condition
- Large carport for RV or boat
- Secluded hideaway & splendid views
- Close to town, horse setup

Shari Barclay
216-1586

www.braydelta.com/mls=609428



Montrose • 65611 Kail Court

\$375,000

- Fantastic Views!
- 4BR, 3 BA, 2 Story, & 2,443 SF!
- Custom Built with every upgrade imaginable
- 1+ acre on quiet cul-de-sac
- Huge bonus rm. and window seats

Laura Mattivi
209-5080

www.braymontrose.com/mls=604806



Montrose • 11775 Bostwick Park

\$374,500

- 3 BR, 2.5 BA, home with 3,274 sq. ft.
- Office, den, rec room and lots more
- 2-car carport, irrigation water
- Fantastic views from this property
- Must see, larger than it appears

Laura Mattivi
209-5080
Bob Hale
209-7215

www.braymontrose.com/mls=607948



Austin • 8530 Ellen's Way

\$385,000

- 3 BR, 2.5 BA, home with 3,274 sq. ft.
- Office, den, rec room and lots more
- 2-car carport, irrigation water
- Fantastic views from this property
- Must see, larger than it appears

Keith Loucks
856-7500

www.WesternColorado.net

www.braycedaredge.com/mls=586070



Delta • 415 Violetta Road

\$379,900

- Views, Views, Views!
- Newer home in country setting
- 4BR/2.5BA open floor plan
- New landscaping, sprinklers, irrigation
- Very private cul-de-sac location

Lynn Shrik
209-8400

www.braydelta.com/mls=612633



Montrose • 2800 Bluebell Court

\$369,888

- Byler home in desirable Columbine East
- 3 bedroom, 2.5 bath, 9 ft. ceilings
- Large master suite with walk in closet
- Beautiful kitchen w/ oak cabinets, double ovens, and countertop range
- Gorgeous landscaping, magnificent views

John and Jim Renfrow
249-5001
www.RenfrowTEAM.com

www.braymontrose.com/mls=612020



Cedaredge • 24746 Timothy Road

\$335,000

- 3 BD, 2 BA home with 1,115 sq. ft.
- Incredible space for cars and toys
- Additional living unit with utilities
- 10.51 acres, 9 car-detached garages
- 3300 sq. ft. second floor storage

Keith Loucks
856-7500

www.WesternColorado.net

www.braycedaredge.com/mls=606335



Montrose • 67877 Tailspin Court

\$379,000

- 1+ AC landscaped & irrig.
- Custom Upgrades
- 4BR/2BA, Ranch w/3 car garage
- Master Bath with 2 person jetted tub
- Cherry Floor & cabinets

Laura Mattivi
209-5080

www.braymontrose.com/mls=599537



Olathe • 6792 S. River Road

\$375,000

- Shady and Secluded 9.5 irrigated acres
- Borders Uncompahgre River
- Great Horse property
- Very nice 3BR/2BA Manufactured Home
- 2nd Home for Rental Income

Jim Day
275-2303

www.braymontrose.com/mls=593340



Paonia • 38083 Hwy. 133

\$335,000

- Spectacular views and seclusion the rule here
- 2592 sq. ft. 3BD/2BA home
- Hardwood dance floor could double as art studio w/ wet bar
- 2 car detached garage
- Country kitchen

Keith Loucks
856-7500

www.WesternColorado.net

www.braycedaredge.com/mls=607666



Paonia • 13151 German Creek Lane

\$330,000

- 4 BD, 3 BA home with 3,090 sq. ft.
- Two stories with a loft
- Sauna, hot tubs & game room w/ wet bar
- Two-car detached garage
- Creek runs through corner of this 1.09 acre lot

Keith Loucks
856-7500

www.WesternColorado.net

www.braycedaredge.com/mls=601832

Homes \$200,000 to \$299,999



Montrose • 63046 Spring Creek Road

\$319,500

- Large home on Spring Creek!
- 2462 SF, 3BR/1.75BA
- On almost 1 acre
- Guest house w/ bath
- 3-car garage, shed
- Irrig., well, landscaped, mature trees

Roger Almgren
209-1111
www.braymontrose.com/mls=611907



Montrose • 3217 Silver Fox Drive

\$305,000

- Large 5BR/2.5BA home
- Excellent cul-de-sac location
- Bonus Room over garage
- Stainless steel appliances included
- Nicely landscaped w/ sprinkler system

Lory Daniels
209-1254
www.braymontrose.com/mls=608170



Montrose • 10555 6210 Court

\$269,000

- Peaceful 1.86 AC
- Small quiet cul-de-sac
- 3BD/2BA home, country setting
- No covenants!
- Huge porches, sweeping lawns

Susie Sheehan
209-7808
www.braymontrose.com/mls=604862



Cedaredge • 675 North Grand Mesa Drive

\$259,900

- 4 BD, 2 1/2 BA home with 2,559 sq. ft.
- Private office, family room, & living room
- Oversized 2 car garage & workshop
- Fenced dog yard & separate game yard
- Deck, patio, steel roof, & manicured yard

Keith Loucks
856-7500
www.WesternColorado.net
www.braycedaredge.com/mls=573887

homes
\$200,000
 to
\$299,999

Use the MLS number at the bottom of each listing to view the property online at www.braycedaredge.com



Montrose • 736 6530 Road

\$291,500

- Unique home on 1 AC
- 3BR/2BA with 2979 SF
- Cathedral ceilings
- Huge upstairs family rm./rec. space
- Detached 1.5 story garage
- Beautiful Waterfall with Fish Pond in front yard

Shari Barclay
216-1586
www.braydelta.com/mls=608114



Olathe • 2843 6000 Road

\$249,888

- Spacious 4BR/3BA, 2142 SF home
- 8 irrigated acres MOL, no covenants
- Fenced yard with San Juan views
- 14-month Blue Ribbon Home Warranty
- Endless possibilities!

Susie Sheehan
209-7808
John Renfrow
249-5001
www.braymontrose.com/mls=600017



Cedaredge • 185 SE Eagle Avenue

\$237,600

- Luxurious bungalow
- 1416 sq.ft., 3 BD/2BA
- Hickory cabinets, hardwood floor
- Covered front porch w/ terrific view
- Creek front common area access

Keith Loucks
856-7500
www.WesternColorado.net
www.braycedaredge.com/mls=599013



Delta • 1466 Citerion Street

\$278,900

- Desirable new community in Delta
- Convenient location
- Beautiful new home w/ great floor plan
- Courtyard and covered front entry
- Fantastic Kitchen & Master suite

Rae Spears
986-2722
www.braymontrose.com/mls=611396



Montrose • 2200 Sara E Lane

\$269,888

- Beautiful Patio Home
- Quality Construction
- Vaulted Ceilings, Tiled Floors
- 3BR/2BA, 1847 sq. ft.
- 2 Car Attached Garage

Susie Sheehan
209-7808
John Renfrow
249-5001
www.braymontrose.com/mls=594787



Montrose • 3117 Crow's Nest Court

\$224,500

- Attractive Property, Attractive Price
- 4 Bedroom, 2.5 Bath
- Office/computer room
- Great condition, like new!
- Excellent family home
- Surrounding views

Roger Almgren
209-1111
www.braymontrose.com/mls=608641



Montrose • 14256 Marine Drive

\$219,900

- 1 irr. Acre, 3BD/2BA
- 1.5 story, 1972 sq. ft
- Aspen ceilings
- Pine cabinetry
- Lush trees, mountain views

Susie Sheehan
209-7808
www.braymontrose.com/mls=608183

Homes \$200,000 to \$299,999

Homes \$100,000 to \$199,999



Montrose • 10175 6400 Road

\$219,000

- 4.6 irrigated acres
- 3BD/2BA manufactured home
- Barn, corrals, sheds, fenced pasture
- Beautiful trees and deck
- Wide-open space

Lory Daniels
209-1254

www.braymontrose.com/mls=610914



Montrose • 1818 Natalia

\$219,000

- 1860 SF 3BR/2BA
- Office/Computer room
- Many upgrades
- Fenced yard, deck
- Sprinkler system

Roger Almgren
209-1111

www.braymontrose.com/mls=611726



Delta • 1102 Catherine Place

\$199,000

- 4 bedrooms, 3 bath home on Garnet Mesa
- 1,820 square feet with 2-car garage
- Cul-de-sac location near schools
- Bi-level with split entry
- Landscaped, fenced, deck and patios

Shari Barclay
216-1586
Lynn Shirk
209-8400

www.braydelta.com/mls=585517



Delta • 800 Rainbow Street

\$199,000

- Like new HUD standard manuf. home
- 3BD/2BA on a permanent foundation
- Detached 2-car garage
- Detached storage and workshop
- Large lot in great location on Garnet Mesa

Lynn Shirk
209-8400

www.braydelta.com/mls=601225



Montrose • 20694 Hwy. 550

\$210,000

- Space Abounds
- 4BD/1.75 BA 2080 SF Split-level
- Spacious location south of town
- 1 acre with no covenants!
- Huge privacy fenced backyard
- Endless possibilities

Susie Sheehan
209-7808

www.braymontrose.com/mls=604913



Cedaredge • 21777 Myers Road

\$200,000

- 3 BD, 1 BA home with 2,232 square feet
- Masonry construction with slate roof
- Three car open garage & two bay equipment shed
- Chicken house and equipment barn
- Great views of West Elk Mountains and Grand Mesa

Keith Loucks
856-7500
www.WesternColorado.net

www.braycedaredge.com/mls=589867



Montrose • 278 6410 Court

\$188,900

- Brand new home!
- 3BR/2BA open floor plan
- Vaulted ceilings, Lrg. Windows
- Wood flooring & Stone touches
- Quiet location, open space

Tom Laing
209-5179

www.braymontrose.com/mls=612698



Montrose • 1077 Normandy Road

\$188,888

- 1,640 sq.ft.+/- ranch with split floor plan
- 3 BR, 2 BA with large Master Bedroom
- Spacious Kitchen with Breakfast nook and Dining room
- Fenced in backyard, quiet neighborhood
- Blue Ribbon Home Warranty

John and Jim Renfrow
249-5001
www.RenfrowTEAM.com

www.braymontrose.com/mls=613341



Grand Junction • 2721 Indian Wash Creek

\$200,000

- 1,161 sq. ft. 2BD/2BA townhouse
- Walk-in therapeutic bathtub
- Handicap accessible
- Quality furnishings can be purchased
- Close to shopping and medical services

Keith Loucks
856-7500

www.WesternColorado.net

www.braycedaredge.com/mls=603701

homes
\$100,000
 to
\$199,999

Use the MLS number at the bottom of each listing to view the property online at
www.braycedaredge.com



Delta • 841 Jensen Drive

\$182,500

- Well kept home on Garnet Mesa
- 1508 sq ft – 3BD/2BA
- Fenced & nicely landscaped
- Large covered patio
- Insulated 2-car attached garage

Shari Barclay
216-1586

www.braydelta.com/mls=606493



Delta • 614 Dodge Street

\$180,000

- Total interior remodel
- New kitchen, laminate floors
- Tray ceiling in dining room
- New plumbing & electrical to 08 code
- Deck off Master Bedroom, patio in backyard

Shari Barclay
216-1586

www.braydelta.com/mls=609644

Homes \$100,000 to \$199,999

Homes \$100,000 to \$199,999



Montrose • 2070 Sara E Lane

\$179,888

- 1,622 sq. ft. home in Fox Meadows
- 3BR, 2BA, office, 2-car garage
- Amenities throughout
- Privacy fence, deck, garden, custom dog run
- Vacant and ready to move into

John and Jim Renfrow
 249-5001
 www.RenfrowTEAM.com
 www.braymontrose.com/mls=610298



Cedaredge • 170 SE Greenwood Avenue

\$165,000

- Superb location
- 3BD/2BA townhouse
- Oak cabinets throughout
- French doors open to private backyard
- Walking distance of in-town facilities

Keith Loucks
 856-7500
 www.WesternColorado.net
 www.braycedaredge.com/mls=605389



Montrose • 800 South Junction

\$149,750

- Like new 2BR/1BA home
- Close to schools, shopping & hospital
- Just remodeled through out
- Fenced backyard
- Storage shed

Roger Almgren
 209-1111
 www.braymontrose.com/mls=609593



Delta • 448 Howard

\$148,888

- 1,777 sq. ft. MOL home w/ 3BR, 1.5BA
- .29 acres MOL, priced below appraisal
- Kitchen has custom wood cabinetry
- Gorgeous yard with mature landscaping
- Carport, separate garage with workshop and garden shed

John and Jim Renfrow
 874-1500
 www.RenfrowTEAM.com
 www.braymontrose.com/mls=603488



Montrose • 2051 A Princeton

\$165,000

- Hard to find Home!
- Ranch- style townhome
- Maintenance free
- 2 BR/2BA, 2 car garage
- Close to everything
- Freshly painted and carpets cleaned

Laura Mattivi
 209-5080
 www.braymontrose.com/mls=611775



Montrose • 905 York Street

\$162,500

- Move right in
- Nice home in English Gardens
- Newer window & some upgrades
- Large fenced backyard
- Garage, carport & storage shed

Roger Almgren
 209-1111
 www.braymontrose.com/mls=608921



Olathe • 450 Centennial Drive

\$139,000

- 4BR/2BA home w/ 1276 sq. ft.
- Swamp cooler, & natural gas hot water heat
- Refrigerator, dishwasher, & microwave included
- Carpet allowance
- Quiet neighborhood

Larry McWhirter
 209-1340
 www.larryandr.com
 www.braymontrose.com/mls=591662



Montrose • 63587 Massachusetts Street

\$130,000

- Best Buy in Montrose
- 97' 4BR/1.75BA w/1216 SF
- Hardwood floors
- Bath & Utility Room tiled
- All appliances included

Ruby McNeely
 209-2692
 www.braymontrose.com/mls=591119



Delta • 1515 Bluff Street

\$155,900

- Super starter/investment property
- Zoned B-2, giving lots of possibilities!
- Beautiful fenced yard w/ mature shade trees
- 2BR/1BA-large kitchen
- lots of upgrades thru-out house

Lynn Shrik
 209-8400
 www.braydelta.com/mls=611170



Cedaredge • 825 N. Grand Mesa Drive

\$149,900

- Big Living Space
- Access to the whole world
- 1728 SF, 2BD/2BA home
- 2 car garage
- Mature yard w/ underground sprinklers

Keith Loucks
 856-7500
 www.WesternColorado.net
 www.braycedaredge.com/mls=559638

homes
\$99,999
 or
 less

Use the MLS number at the bottom of each listing to view the property online at
www.braycedaredge.com



Montrose • 14598 6355 Road

\$70,000

- Best Buy in Montrose Area!
- 2 BD/ 1.5 BA Manufactured Home
- Real Estate is included
- House is set on permanent foundation
- All appliances included

Ruby McNeely
 209-2692
 www.braymontrose.com/mls=597219

Homes \$99,999 or Less

Lots, building sites and acreage are listed below

MLS #	Area	Price	Type of Land	Description	Agent
576727	Cedaridge	\$40,000	Residential	.28 acres, view lot above the neighborhood, privacy in town	Keith Loucks
602312	Cedaridge	\$43,000	Residential	Zoned multi-family, sewer tap paid, credit on water tap, income potential, walking distance from town	Keith Loucks
557077	Montrose	\$49,888+	Commercial	Commercial lots in Heritage Estates, lot sizes range from .31 acres MOL to 1.095 acres MOL	John and Jim Renfrow
588101, 588102	Delta	\$55,000/each	Residential	Three 40 acre parcels available, awesome views, borders BLM and City	Keith Loucks
611367	Delta	\$55,000/each	Multi-Family	3 lots available; Desirable new community in Delta; Will build to suit and provide a \$10,000 credit; Beautiful area	Rae Spears
599922	Delta	\$59,900/each	Residential	4 lots available, lots are .6 acres MOL, tap fees paid, zoned for manufactured, modular or site built home	Lynn Shirk
579174	Montrose	\$59,950	Residential	1 acre lot, mobile homes allowed, sets off the road for privacy	Jim Day
588316	Delta	\$68,888+	Residential	Six parcels from 44 acres MOL to 972 Acres MOL, live off the grid, north of Devil's Thumb Golf Course	John and Jim Renfrow
601159	Montrose	\$74,888	Multi-Family	.26 acres MOL, zoned R-4, highest density zoning available, great place to build	John and Jim Renfrow
611216	Eckert	\$79,000+	Residential	2-3 acre parcels, utilities close by; MFH allowed /build your own; option to purchase both for \$160,000	Keith Loucks
609290	Delta	\$70,000	Residential	Corner lot, sewer tag & water tap on property, ready to build on, includes 10X16 shed	Shari Barclay
602566	Delta	\$82,900	Residential	2.89 acre level building site, panoramic views, site built homes only, horses and outbuildings allowed	Lynn Shirk
610078	Hotchkiss	\$88,000	Residential	3.6+/- acres for lots of elbow room; Redlands Mesa Views; Build dream home or MFH allowed	Keith Loucks
603059	Montrose	\$95,000	Residential	.52 acres, prime building lot in premier subdivision, irrigation, common areas	Lory Daniels
599876	Montrose	\$97,000	Residential	4.17 irrigated acres, build your dream home, excellent privacy, great location and views	Lory Daniels
578699/611713	Norwood	\$99,000-\$139,000	Mountain	80 AC & 120 AC lots available in Redvale/Naturina area; Borders BLM; Retreat to privacy	Jim Day
603074	Montrose	\$99,888	Residential	3 acres MOL country setting, bldg. lot with views, paid water tap, irrigation through HOA, riding trail	Susie Sheehan/John Renfrow
595663	Montrose	\$109,000	Residential	1 acre lot, great building lot or bring your mobile home, irrigation water, no covenants	Jim Day
609820	Montrose	\$124,888	Commercial	Vacant lot in medical office complex; 15,788 sq.ft. MOL zoned MR "Medical Residential"; Ready to build on	John and Jim Renfrow
582418	Cedaridge	\$129,000	Residential	6.09 acres, gorgeous year round living or summer home site, wildlife, mtn. views	Keith Loucks
606119	Delta	\$131,000	Residential	5 adjoining lots zoned R-3 or multi-family; almost .5 acre corner city lot; rare find!	Shirk/Renfrow
591853	Montrose	\$148,888+	Commercial	3 commercial lots, B-3 zoned, great access & visibility, all utilities to lots, off N Townsend/N Hwy 50	John and Jim Renfrow
559858	Montrose	\$149,888	Multi-Family	Two lots, R-4 zoned, highest density zoning available, excellent investment opportunity	John and Jim Renfrow
609975	Hotchkiss	\$189,000	Mountain	35+/-ac. Mountain property; 2 building sites, electrical and well is in place; Creek runs through property	Keith Loucks
598548	Montrose	\$209,000	Mountain	35 acres, superb mountain views, year round access, Pinion & Juniper vegetation, good building site	Jim Day
603609	Montrose	\$224,888	Development	5.68 acres MOL; Zoned Residential in Montrose County; Bordered by City of Montrose	John and Jim Renfrow
558771	Montrose	\$249,888	Development	18.1 acres MOL, next to Uncompahgre River, zoned County Residential, ponds, great duck hunting	John and Jim Renfrow
602460	Montrose	\$298,888	Development	2.06 acres MOL, great location, mountain views, zoned R-4 (high density), excellent for future development	John and Jim Renfrow
554692	Cedaridge	\$325,000	Farm/Ranch	80 year established fruit farm, approximately 40 acres, New 56 x 30 steel building, views of Hart's basin	Keith Loucks
504648	Delta	\$449,888	Farm/Ranch	160 acres MOL, surrounded by public land (BLM) on 3 sides, in path of future development	John and Jim Renfrow
504582	Montrose	\$498,888	Development	31 approved lots on 10.2 acres MOL, county approved, Zoned for man/mobile homes, 1 lot zoned comm.	John and Jim Renfrow
598553	Montrose	\$550,000	Development	8.6 acres, could be rezoned for commercial or business development, could also subdivide	Ruby McNeely
564678	Montrose	\$555,888	Commercial	4.4 acres MOL, paid water tap, 292 ft. of highway frontage, comm opportunity w/ rezoning	John and Jim Renfrow
602456	Montrose	\$698,888	Development	6.38 acres MOL, great development property, zoned R-4 (high density), mountain views, great location	John and Jim Renfrow
600924	Montrose	\$799,888	Development	80.16 acres MOL prime development ground; Located near Cobble Creek golf development; Zoned Gen. Ag.	John and Jim Renfrow
558824	Delta	\$848,888	Residential	972 acres MOL north of Devil's Thumb Golf course; surrounded by BLM, Surveyed; smaller parcels available	John and Jim Renfrow
602454	Montrose	\$948,888	Development	8.44 acres MOL, zoned R-4 (high density), annexed into the City, surveyed, great development property	John and Jim Renfrow
597200	Montrose	\$950,000	Development	40 acres MOL development parcel, Zoned R-2 & R-3, Cedar Creek runs through property	John and Jim Renfrow
602895	Montrose	\$999,888	Commercial	14.59 acres MOL, zoned General Commercial, Highway 50 frontage, water rights, great development potential	John and Jim Renfrow
600597	Delta	\$1,148,888	Development	22.7 acres MOL, two separately deeded lots, located 1 mile from Wal-Mart, zoned Ag-1 and R-1A	John and Jim Renfrow
588429	Olathe	\$1,200,000	Farm/Ranch	Bordered by US Forest Service; 3 adjudicated water wells & year-round ponds; Log cabin included	Keith Loucks
597398	Montrose	\$1,225,000	Development	35 acres MOL, zoned R-3A allows for Multi-Family housing, mountain views, additional acreage available	John and Jim Renfrow
597399	Montrose	\$1,245,825	Development	39.55 acres MOL, zoned R-2 allows for Single Family housing, close to residential developments	John and Jim Renfrow
607242	Colona	\$1,337,500	Residential	530 acres MOL 17 miles SE of Montrose; Near Montrose/Ouray County line; Borders public land	John and Jim Renfrow
609901	Montrose	\$2,225,000	Farm/Ranch	Development potential; 72 acres w/ farm house; 150+ ft. hwy. frontage; irrigation, yr. round stream	Roger Almgreen
588961	Montrose	\$2,236,500	Development	74.55 acres MOL, Parcel 1 is zoned R-3A; Parcel 2 is zoned R-2	John and Jim Renfrow

Olathe

Lil Napa Subdivision
Olathe, Colorado

Starting at \$80,000

Montrose

Monte Vista
ESTATES

Montrose

RIVER'S EDGE
AT SOUTHMONT

Montrose

BRAY REAL ESTATE
First Licensed Real Estate Firm, Since 1998
970-249-4666

Ruby

970-209-2692

TBD Fuchsia & Fredonia Road

\$80,000 to \$130,000

- Quality rural home lots
- 1.3 acres to 4.1 acres
- Nice mountain views
- Stick built or IRC homes
- Reasonably priced

www.braymontrose.com/mls=585970

Jim Day
275-2303

TBD Monte Vista Circle

\$95,000 and up

- Mountain Brilliance
- Half acre lots available in Monte Vista Subdivision
- Underground irrigation
- Utilities on site
- Perimeter wall and common areas
- Breath taking San Juan views

www.braymontrose.com/mls=602904

Lory Daniels
209-1254

Trophy Road & Tailspin Court

Prices Starting at \$77,888

- River's Edge at Southmont
- 1 acre lots MOL
- ¼ mile of river frontage
- 12.5 acre greenbelt
- San Juan views
- Access to fishing, picnicking & wildlife

www.braymontrose.com/mls=568146

John Renfrow
249-5001

Jim Renfrow
249-5001

TBD 6360 Road

Prices Starting at \$39,888

- Heritage Estates
- Manufactured/mobile home lots
- Best prices in Montrose!
- Natural gas, phone and cable TV on property
- Water and sewer tap included with each lot

www.braymontrose.com/mls=595177

Ruby McNeely
209-2692

John Renfrow
249-5001

commercial properties



Use the MLS number at the bottom of each listing to view the property online at www.braymontrose.com



Montrose • 67848 Sunnyside Road
\$2,236,500
 John and Jim Renfrow
 249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=588961

- Excellent Development Potential
- 74.55 acres MOL
- Zoned and annexed within City of Montrose
- Close to residential developments
- Established roads border 3 sides
- Gorgeous San Juan views



Montrose • TBD East Highway 50/TBD 6700 Road
\$1,111,888
 John and Jim Renfrow
 249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=576099

- 17.95 acres MOL
- Excellent Hwy. 50 frontage
- Zoned Gen. Bus./Gen. Res.
- Near new developments, great views
- 16.8 shares of irrigation water
- Adjacent property available (MLS# 601664)



Montrose • 63199 LaSalle Road
\$999,888
 John and Jim Renfrow
 249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=602895

- Crossroads of Development
- 14.59 acres MOL
- Located at corner of Hwy. 50 & LaSalle Rd.
- Highway 50 frontage
- High traffic count, water rights
- Zoned General Commercial



Montrose • 16350 Woodgate Road
\$1,660,000
 John and Jim Renfrow
 249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=590840

- 25.9 acres MOL mixed use comm. & res
- Annexed & zoned within city limits
- Zoned R-3A, R-3, & B-1A Conditional
- Preliminary site plan included
- City water/sewer available
- Priced \$1M under appraisal



Montrose • TBD East Highway 50
\$1,500,000
 John and Jim Renfrow
 249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=566845

- 8.4 acres MOL at the corner of Hwy. 50 and 6700 Rd.
- Hwy. frontage in booming E. Montrose
- Great development potential
- Land can be purchased in part or whole
- 1 acre pad site available for \$392,040



Montrose • 67848 Sunnyside Road - Parcel 2
\$1,245,825
 John and Jim Renfrow
 249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=597399

- 39.55 acres MOL, zoned R-2
- Additional acreage available
- Great for single family development
- Close to residential developments
- Irrigated, gorgeous mountain views



Montrose • 67848 Sunnyside Rd.-Parcel 1
\$1,225,000
 John and Jim Renfrow
 249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=597398

- 35 acres MOL, zoned R-3A
- Allows for Multi-Family housing
- Additional acreage available
- Close to residential developments
- Irrigated, gorgeous mountain views


Delta




1410 Valley View Drive
\$4,900,000

- 37,589 sq.ft. building w/ multiple long-term tenants
- ~81% leased out
- 3.7 acres MOL
- Each unit has its own electric & gas meter
- Lit parking: nearly 200 vehicles inc. handicapped
- Two commercial vacant lots also available
- Lots can be purchased in conjunction with the rest of the Delta Center for \$5,400,000

www.RenfrowTEAM.com
www.braymontrose.com/mls=591685


 John Renfrow
 249-5001


 Jim Renfrow
 874-1500

Commercial Properties

Commercial Properties



Montrose • TBD 6700 Rd./E. Miami Road

\$950,000

- 40 acre MOL development parcel
 - Annexed and zoned R-2 & R-3
 - 82 Multi-family Units
 - 61 Single Family units, parks and landscaping plan
 - Cedar Creek runs through the property
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=597200



Montrose • TBD 6700 Road

\$948,888

- 8.44 acres MOL
 - Surveyed and annexed
 - Zoned R-4 (high density multi-family)
 - Conceptual plan for 18 units
 - 6.38 & 2.06 acres MOL also available
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=602454



Delta • TBD Gunnison River Drive

\$650,000

- 5.29 acres MOL of commercial land
 - Located in large commercial hub
 - Utilities Available
 - B-2 zoning for business or multi-family housing
 - Excellent development opportunity
- John and Jim Renfrow
874-1500
www.RenfrowTEAM.com
www.braymontrose.com/mls=595727



Montrose • TBD South Highway 550

\$555,888

- 4.403 acres MOL
 - At the corner of S. Hwy. 550 & Uncompahgre
 - Includes one Tri-County water tap ready to be installed
 - Irrigation, great mountain views
 - High traffic count, 292 feel of Hwy. frontage
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=564678



Montrose • 13945 6700 Road

\$899,888

- Black Canyon Storage
 - Priced below appraisal
 - 1 acre MOL with excellent visibility
 - 1,480 sq.ft. +/- residence/office
 - 3 storage units totaling 11,400 sq.ft. +/-
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=601664



Montrose • TBD Orange Road

\$799,888

- 80.16 acres MOL of prime development ground
 - Zoned general agriculture in the County
 - Happy Canyon Creek runs through property
 - All utilities are located nearby
 - Gorgeous views with unlimited possibilities!
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=600924



Montrose • TBD 6355/6360 Road

\$498,888

- 31 approved lots on 10.195 acres MOL
 - 30 lots zoned manf./mobile homes
 - 1 lot zoned commercial
 - Natural gas installed to property line
 - Other utilities installed to end of street
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=504582



Montrose • TBD Rio Grande Avenue

\$449,888

- Two lots totaling 2.16 acres MOL
 - Located on the future Rio Grande bypass
 - High visibility, great traffic count
 - Zoned B-4, utilities nearby
 - Possible owner carry, build to suit
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=583214



Montrose • 347 East Main Street

\$699,888

- Downtown location
 - 11,536 sq.ft. +/- building
 - Leased to multiple tenants
 - 6 office suites, large space leased to Hallmark
 - Great visibility
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=542219



Montrose • 509/511 E. Main Street

\$674,888

- Masonic Building
 - 14,550 sq.ft. +/- on Historic Register
 - Currently leased to multiple tenants
 - Stained glass cupola, two lg. ballrooms
 - High visibility, great potential
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=560829



Delta • 1271 North Highway 50

\$449,888

- 14.9 acres MOL on Hwy. 50
 - Two buildings with three tenants
 - B-3 zoned within the city of Delta
 - Two entrances onto Hwy. 50
 - 600+ ft. of Hwy. frontage
- John and Jim Renfrow
874-1500
www.RenfrowTEAM.com
www.braymontrose.com/mls=568024



Montrose • 420 North Townsend

\$409,888

- 4,880 sq.ft. +/- building with 3 units
 - Currently leased to multiple tenants
 - B-3 zoned
 - Great location with high visibility
 - 840 sq.ft. unit for lease \$900/mo.
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=591700

Commercial Properties

Commercial Properties



Delta • 695 Industrial Boulevard

\$398,888

- 4,548 sq.ft. +/- office building in Delta Industrial Park
 - Highway signage, excellent visibility
 - Zoned I-1; many possible uses
 - Conference room, reception area, storage
 - Ample parking, possible owner carry
- John and Jim Renfrow
874-1500
www.RenfrowTEAM.com
www.braymontrose.com/mls=588678



Delta • 128 Main Street

\$329,888

- Excellent Visibility; High traffic count
 - 2,335 sq.ft. MOL commercial building
 - Zoned B-2 in downtown Delta
 - Located at Hwy 50 and Hwy 92
 - Great location for a business!
- John and Jim Renfrow
874-1500
www.RenfrowTEAM.com
www.braymontrose.com/mls=607605



Montrose • 105 S. Mesa Avenue

\$209,888

- 3,007 sq. ft. building zoned medical residential
 - Two separate units
 - Centrally located near hospital & downtown
 - Partially leased
 - Handicap accessible ground floor unit
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=594020



Montrose • 202 Hillcrest Drive

\$199,888

- 1 acre MOL corner lot on Hillcrest Dr.
 - Excellent location for development
 - Borders City of Montrose commercial parcels
 - Zoned Residential in the County
 - Limitless potential if re-zoned & annexed
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=592608



Montrose • 1015 S. Townsend Avenue

\$324,888

- 1,800 sq. ft. MOL building zoned B-2
 - Located on the S. Townsend Corridor
 - High traffic count
 - Great visibility
 - Excellent investment opportunity
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=607618



Delta • TBD Mesa View Drive

STARTING AT \$300,000

- Two commercial vacant lots
 - Located in front of the Valley View Plaza
 - Lot sizes start at .77 acres MOL
 - Lot 9 fronts Hwy. 92
 - Discount for purchasing both lots
 - Both lots have highway signage
- John and Jim Renfrow
874-1500
www.RenfrowTEAM.com
www.braymontrose.com/mls=556129



Montrose • TBD Progress Point

STARTING AT \$148,888

- Enterprise Business Plaza
 - Three commercial lots
 - Zoned B-3 within City of Montrose
 - Great access & visibility
 - Roads and sidewalks are in
 - All utilities to lots; 3-phase power
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=591853



Delta • 660 Dodge Street

\$125,000

- 1344 sq.ft +/- building
 - Zoned R-3
 - .17 acre MOL lot
 - Great downtown location
 - Lots of potential
- Lynn Shirk 209-8400
John Renfrow 874-1500
www.RenfrowTEAM.com
www.braymontrose.com/mls=606185



Montrose • 2132 Odelle Road

\$298,888

- High density/multi-family zoning
 - 1.75 acres MOL
 - Allows for single family, duplexes and multi-family residential
 - Conceptual site plan for up to 18 units, utilities on or near property
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=586224



Montrose • TBD Merchant Drive Lot 13

\$249,888

- 38,444 sq.ft. MOL lot, B-3 zoned
 - Located next to Montrose Ford, Harley Davidson & MAR Office
 - Water, sewer, & 3-phase power available
 - 6" waterline for fire protection
 - Limitless possibilities
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=582652



Montrose • E Pavilion Drive

\$124,888

- Vacant lot in medical office complex
 - 15,788 sq.ft. MOL lot zoned MR (Medical Residential)
 - Located just off Niagara, east of the Pavilion
 - Perfect location for your medical office
 - Vacant and ready for you to build
- John and Jim Renfrow
249-5001
www.RenfrowTEAM.com
www.braymontrose.com/mls=609820

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Commercial Properties

Commercial Properties



Delta • 423 Palmer

\$114,888

- Great Investment Property
- 1,088 sq. ft. +/- building
- City zoned office/residential
- Centrally located
- Four offices within building

John and Jim Renfrow
 874-1500
 www.RenfrowTEAM.com

www.braymontrose.com/mls=567892



Olathe • 58890 Carnation Road

\$110,000

- Well built Storage Facilities Or Onion Cellars
- Clean & dry/temperate controlled environment
- 110 & 120 3-phased electric, two large fans
- 7020 SF w/concrete floor

Jim Day
 275-2303

www.braymontrose.com/mls=592612



Montrose • 300 N. Cascade

**Starting at \$165/
 month GROSS**

- The Enterprise Center; affordable leased facilities for non-profit organizations, small businesses, government programs
- Offices range in size from 150 to 440 sq.ft. MOL
- ADA compliant; Most office have private restrooms
- Zoned B-2; Building undergoing a complete remodel

John and Jim Renfrow
 249-5001
 www.RenfrowTEAM.com

www.braymontrose.com/mls=595598



Montrose • 695 Industrial Blvd.

**\$400/month
 Adjusted Gross**

- Units located in the Honey Bee Professional Bldg in the Delta Industrial Park
- Highway signage and excellent visibility!
- Zoned I-1; Near large commercial hub
- Units are currently vacant and ready to be leased.
- Ample parking
- Adjusted gross leases; Tenant pays utilities

John and Jim Renfrow
 874-1500
 www.RenfrowTEAM.com

www.braymontrose.com/mls=588685



Montrose • 16367 S. Townsend Avenue

\$75,000

- Unique Business Opportunity!
- Opportunity to own your own business
- Only pet store licensed for exotic pets on the Western Slope
- Great location
- Good clientele base

Ruby McNeely
 209-2692

www.braymontrose.com/mls=598529



Montrose • Lots 1, 12 & 34, 6360 & 6355 Road

**STARTING AT
 \$49,888**

- Commercial lots in Heritage Estates
- Lot sizes from .31 to 1.095 acres MOL
- One comm. water & sewer tap incl. per lot
- Electricity and natural gas nearby
- Property subject to Montrose County subdivision process

John and Jim Renfrow
 249-5001
 www.RenfrowTEAM.com

www.braymontrose.com/mls=557077



Montrose • 95 Merchant Dr. Unit B2

**\$500/month
 Adjusted Gross**

- 629 sq.ft. +/- commercial unit for lease
- High traffic count; Excellent visibility
- Located just off Highway 50, next to Montrose Ford and Black Canyon Harley Davidson
- Adjusted Gross lease; Tenant pays utilities
- Second floor unit, private restroom; Great location for your office!

John and Jim Renfrow
 249-5001
 www.RenfrowTEAM.com

www.braymontrose.com/mls=595495



Montrose • 675 Industrial Blvd.

\$2,510/mo. NNN

- Units located in the Grand Vista Professional Building in the Delta Industrial Park
- Zoned I-1; many potential allowed uses
- Located near a large commercial hub
- Units are currently vacant and ready to be leased

John and Jim Renfrow
 874-1500
 www.RenfrowTEAM.com

www.braymontrose.com/mls=594683

Commercial Properties

Commercial Lease Properties

Experience Counts



www.brayandco.com

Commercial Properties For Lease

MLS #	Area	Address	Lease Rate	Description
595598	Montrose	300 N. Cascade -Small Units	\$165/month	Enterprise Center, 150 sq.ft.+/- units available, Gross leases, for non-profits, small businesses, gov't programs
595599	Montrose	300 N. Cascade -Standard Units	\$297/month	Enterprise Center, 220 sq.ft.+/- units available, Gross leases, private restroom, for non-profits, small businesses, gov't programs
595600	Montrose	300 N. Cascade -Large Units	\$561/month	Enterprise Center, 440 sq.ft.+/- units available, Gross leases, private restroom, for non-profits, small businesses, gov't programs
595495	Montrose	95 Merchant Dr.- Several Units	\$425-\$1,750/month	Four units for lease, Sizes range from 462-2,141 sq.ft.+/-, Adjusted Gross leases, high traffic, ample parking, great location
588685	Delta	695 Industrial Blvd.	\$400-\$1,400/month	Honey Bee Professional Building, sizes start at 588 sq.ft.+/-, Gross lease, located near commercial hub, highway signage
592383	Montrose	420 N. Townsend, Unit 2	\$900/month	840 sq.ft.+/- remodeled unit, Gross lease, building fronts N. Townsend Ave/Hwy. 50, high traffic count, ample parking
592645	Delta	1410 Valley View Plaza, Unit 180	\$2,267/month	Valley View Plaza, NNN lease, 2,720 sq.ft.+/-, highway signage, great visibility, located in large commercial hub
592646	Delta	1410 Valley View Plaza, Unit 100	\$3,683/month	Valley View Plaza, NNN lease, 4,420 sq.ft.+/-, highway signage, great visibility, end unit with drive-thru possibility
593577	Montrose	1425 Hawk Pkwy, Unit 3	\$950/month	The Centre at Hawk Park, 802 sq.ft.+/-, Adjusted Gross Lease, office or retail space, excellent exposure, easy access
600544	Montrose	1414 Hawk Parkway, Unit I-2	\$1,020/month	The Centre at Hawk Park, 1,025 sq.ft. MOL unit, zoned B-2, NNN lease, office/retail space, excellent exposure
594683	Delta	675 Industrial Blvd.	\$2,510-\$6,348/month	3,765 to 8,465 sq.ft.+/- available, zoned I-1, NNN lease, located near large commercial hub, many potential uses
613170	Montrose	513 E. Main St.	\$2,200/month	3,000 sq. ft. +/- unit in Historic Masonic Building, NNN, large store front window facing Main St., excellent visibility


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Roger Algrem
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Shari Barclay
www.braydelta.com
Delta **216-1586**




Lory Daniels
GRI
www.braymontrose.com
Montrose **209-1254**



Jim Day
GRI, e-PRO
www.braymontrose.com
Montrose **275-2303**



Bob Hale
GRI
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Montrose **209-7215**




Tom Laing
GRI, SRES
www.braymontrose.com
Montrose **209-5179**



Keith Loucks
GRI, CRS
www.westerncolorado.net
Cedaredge **856-7500**



Ruby McNeely
www.braymontrose.com
Montrose **209-2692**



Larry McWhirter
www.braymontrose.com
Montrose **209-1340**



Jim Renfrow
GRI, e-PRO
www.RenfrowTEAM.com
Delta **874-1500**



John Renfrow
www.RenfrowTEAM.com
Montrose **249-5001**



Cindy Rowan
www.braymontrose.com
Montrose **209-3781**



Susie Sheehan
www.braymontrose.com
Montrose **209-7808**



Lynn Shirk
www.braydelta.com
Delta **209-8400**



Rae Spears
www.braymontrose.com
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