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The  
*Voice* of  
BRAY REAL ESTATE



**BRAY** & CO.  
REAL ESTATE



970.249.4666  
2350 South Townsend Avenue  
Montrose, CO 81401

Volume #509

[www.braymontrose.com](http://www.braymontrose.com)

# BRAY & CO. REAL ESTATE

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## Bray Real Estate Western Slope Locations

### Grand Junction

1015 North 7th Street  
Grand Junction, CO 81501  
(970) 242-3647  
(800) 926-6862

### Montrose

2350 South Townsend Avenue  
Montrose, CO 81401  
(970) 249-4666  
(866) 512-3154

### Fruita

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

### 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

Bray Real Estate is a Proud Member of



Through our affiliation with Leading Real Estate Companies of the World, Bray Real Estate can connect you to the finest residential real estate firms worldwide. We have 650 firms with 5,500 offices and 160,000 associates worldwide. Whether you are relocating your family across the country or seeking a second home across borders, think of us as your full-service global real estate resource.

homes **\$500,000 or more**

Use the MLS number at the bottom of each listing to view the property online at [www.braymontrose.com](http://www.braymontrose.com)

Montrose • 68237 Hwy 50

**\$2,225,000**

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

Roger Almgren  
209-1111  
[www.braymontrose.com/mls=609900](http://www.braymontrose.com/mls=609900)

Montrose • 2009 Brook Way

**\$575,000**

- Superior Sophistication
- Upscale size, 5BR/4BA, 3796 sq. ft.
- 3 car garage and full walk-out basement
- Tasteful lighting accentuates granite countertops and tile floors throughout the kitchen, brkfst area

Lory Daniels  
209-1254  
[www.braymontrose.com/mls=613550](http://www.braymontrose.com/mls=613550)

Montrose • 18905 US Highway 550

**\$550,000**

- Commercial Possibilities
- 8.6 Acres, irrigated Prime Location
- 720 footage of frontage road
- Great visibility for all traffic South of Montrose
- Home and Cabin w/all utilities on site

Ruby McNeely  
209-2692  
[www.braymontrose.com/mls=582327](http://www.braymontrose.com/mls=582327)

homes **\$300,000 to \$499,999**

Use the MLS number at the bottom of each listing to view the property online at [www.braymontrose.com](http://www.braymontrose.com)

Montrose • 1121 Rossehl

**\$468,000**

- 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](http://www.braymontrose.com/mls=585442)

Bray & Company **ONLINE**

- ✓ Buy a home.
- ✓ Sell a home.
- ✓ Rent a home.
- ✓ Find commercial properties.
- ✓ Search properties nationwide.
- ✓ Get local community information.

[www.braymontrose.com](http://www.braymontrose.com)

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BRAY REAL ESTATE

LEADING REAL ESTATE COMPANIES

Montrose • 58794 Mallard Lane

**\$459,000**

- 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](http://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](http://www.braymontrose.com/mls=579363)

Homes \$500,000 or More



Montrose • 18020 Paradox Trail

**\$448,888**

Beasie Whaley  
209-5667

- Colorado Dream Home with Views Galore!
- Stylish Country Home sits on 35 acres
- 3 Br, 2 BA, 2359 sq. ft.
- 24 X 30 garage/shop
- 300 sq. ft. Study/den in upper story w/ balcony

www.braymontrose.com/mls=623297



Montrose • 61801 Maroon Bell

**\$444,000**

Beasie Whaley  
209-5667

- Spacious Spring Creek Home
- 24 X 32 Heated Shop
- Large living room and open vaulted ceilings
- Overlooks Black Canyon Mountains
- High end appliances, wood floors throughout

www.braymontrose.com/mls=623931



Montrose • 3217 Silver Fox Drive

**\$294,000**

Lory Daniels  
209-1254

- 5 BR/2.5 BA home has a classic flavor
- Recessed pendant lighting in kitchen
- Large kitchen with wood floors, breakfast bar
- Master suite has large bay windows
- Beautiful mountain views

www.braymontrose.com/mls=619079



Delta • 1466 Citerion Street

**\$262,000**

Rae Frank  
986-2722

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

www.braymontrose.com/mls=611396



Montrose • 1150 Rossehl Lane

**\$419,000**

Cindy Rowan  
209-3781

- Beautiful Maintenance Free-Ranch Home
- 5 BR, 3.5 BA, 3300 sq. ft. on 1.140 acres
- Situated in a cul-de-sac with Mountain Views
- Blue Ribbon Home Warranty
- 3 car attach. garage plus a 2 car detach. gar/shop

www.braymontrose.com/mls=624101



Montrose • 61918 Jay Jay Road

**\$368,450**

Roger Almgren  
209-1111

- This Home Has It All!
- Awesome Views of the mountains and valley
- 3BR/2BA, 2240 SF, 3 storage buildings
- Awesome views of the mountains and valley
- One detached office, RV pad with full hook-ups

www.braymontrose.com/mls=619432



Montrose • 2640 Virginia Lane

**\$249,900**

Susie Sheehan  
209-7808

- Beautiful Views of the San Juans
- 3 BR, 2 BA, 1705 sq. ft. home
- Hardwood floors, custom cabinets
- 2 Car garage & extra parking for RV
- Landscaped and fenced back yard

www.braymontrose.com/mls=622843



Grand Junction • 619 Ronlin Drive

**\$247,950**

Ruby McNeely  
209-2692

- Country Setting in the City
- Large lot with private fenced backyard & patio
- 3 BR, 1.75 BA Immaculate Home!
- 2 storage sheds and plenty of room to park an RV
- Windows and sliding glass doors have been replaced

www.braymontrose.com/mls=622382



Montrose • 2800 Bluebell Court

**\$349,900**

John and Jim Renfrow  
249-5001

- 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

www.RenfrowTEAM.com

www.braymontrose.com/mls=612020



Montrose • 11780 6355 Way

**\$349,888**

John and Jim Renfrow  
249-5001

- A Dream Come True!
- Gorgeous 3,569 sq.ft. home on 1.27 acre lot
- 5 Br, 3 Ba with an attached 2-car garage
- Open floor plan, finished garden level basement
- In-floor hot water heat, gas fireplace plus more!

www.RenfrowTEAM.com

www.braymontrose.com/mls=621653



Montrose • 1608 Saw Grass

**\$235,000**

Beasie Whaley  
209-5667

- Beautifully Maintained!
- 3 BR, 2 BA, 1728 sq. ft. 9' ceilings
- This is a Gem with RV parking, storage shed, and privacy fence
- Post tension slab, attic storage

www.braymontrose.com/mls=623141



Delta • 25252 Cougar Mountain Road

**\$230,000**

Ruby McNeely  
209-2692

- Come Home to Mountain View!
- 4BR/2BA Bright home in the country
- 39.47 Acres to yourself, well & cistern
- Huge kitchen, plenty of cabinets,
- Garden tub in master bath

www.braymontrose.com/mls=621643

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

Use the MLS number at the bottom of each listing to view the property online at  
[www.braymontrose.com](http://www.braymontrose.com)



Montrose • 63046 Spring Creek Road

**\$299,000**

Roger Almgren  
209-1111

- Large Home on Spring Creek!
- Embrace easy style with this 2 story home
- 3 car garage, shed, irrigation & sprinkler system
- Grounds are fully landscaped with mature trees
- Comfortable quest housing in back

www.braymontrose.com/mls=611907



Olathe • 4043 5945 Road

**\$229,888**

Susie Sheehan  
209-7808

John Renfrow  
249-5001

- Country living on 1 acre
- 3BD/3BA, 1650 SF
- Handicapped/wheelchair accessible
- Custom flooring and cabinets
- Fenced in patio w/ gazebo

www.braymontrose.com/mls=613809



Montrose • 1135 Five Mile Creek

**\$209,999**

Rae Frank  
986-2722

- Better Than New!
- 3BR/2BA Beautiful Bear Creek Home
- Backs up to Greenbelt & next to park
- Fabulous plantation shutters, many upgrades
- Fully landscaped w/sprinkler system

www.braymontrose.com/mls=619585



Montrose • 66210 Crestview Drive

**\$205,000**

Beasie Whaley  
209-5667

- 1/3 Irrigated acres
- 3BR/2.5BA w/2500 SF
- New roof & windows
- Updated electric/low utilities
- Large basement w/ wet bar & bath

www.braymontrose.com/mls=617393

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

Use the MLS number at the bottom of each listing to view the property online at  
[www.braymontrose.com](http://www.braymontrose.com)



Olathe • 509 S 4th Street

**\$145,450**

Ruby McNeely  
209-2692

- Nice Older Home
- 3BR/1BA, 1295 sq.ft. home in town
- 26'X11'3 attached garage, large carport in backyard
- Double paned picture window in living room
- Great location and lot size

www.braymontrose.com/mls=621421



Montrose • 13595 Marine Road

**\$142,500**

Beasie Whaley  
209-5667

- Trees, pasture, comfortable home
- 3 BR/2 BA, 1511 sq. ft., 1 irrigated acre
- 30X25 insulated garage/shop
- Extra room for office or exercise room
- Well maintained home with tile & upgraded carpet

www.braymontrose.com/mls=621620



Montrose • 20694 Hwy. 550

**\$198,000**

Susie Sheehan  
209-7808

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

www.braymontrose.com/mls=604913



Montrose • 1918 Sara E. Lane

**\$184,900**

Rae Frank  
986-2722

- Clean as a Whistle!
- Low Maintenance home. 3 BR, 2 BA
- Neutral color allows you to step right into this home
- New carpet and laminate flooring. Gas fireplace
- Large private fenced back yard

www.braymontrose.com/mls=623051



Montrose • 66100 Landfill Road

**\$129,000**

Lory Daniels  
209-1254

- Sweeping Views
- Perfectly situated away from town
- Spacious home site spans 2.5 acres
- 2 BR, 2BA MF home with addition
- Captivating views of surrounding mountains

www.braymontrose.com/mls=618556



Montrose • 1022 D Phillips Court

**\$159,000**

Beasie Whaley  
209-5667

- Immaculately kept, well maintained
- 3 BD, 2 BA, extras added
- Oak cabinets, Large windows
- Privacy fence, covered patio
- One owner home

www.braymontrose.com/mls=614348



Montrose • 741 Silver Drive

**\$180,000**

Ruby McNeely  
209-2692

- Cozy and Bright
- 2006 Built home, 3 BR, 2BA 1620 SF
- Extremely efficient gas heater
- Plenty of space in utility room to be used as a pantry

www.braymontrose.com/mls=619039



Montrose • 2734 Tender Drive

**\$179,000**

Renfrow Team  
249-5001  
www.RenfrowTeam.com

- 3 BR/2 1/2 BA, open floor plan
- 3 BR/2 BA open floor plan
- Vaulted ceilings, large windows
- Wood flooring & stone touches
- Quiet location, open space

www.braymontrose.com/mls=617681



Montrose • 63587 Massachusetts Street

**\$127,500**

Ruby McNeely  
209-2692

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

www.braymontrose.com/mls=591119



Montrose • 439 Earle Lane

**\$117,500**

Ruby McNeely  
209-2692

- How Sweet It Is!
- Super clean 2 BR/1 BA with new plumbing,
- New hot water heater, new kitchen & bath cabinets
- New windows & flooring (carpet, tile, wood)
- This is complete & ready to move into!

www.braymontrose.com/mls=619529



Montrose • 2136 B Mead Lane

**\$169,500**

Ruby McNeely  
209-2692

- Immaculately kept, well maintained
- 2 BD, 2 BA, extras added
- Oak cabinets, Large windows
- Privacy fence, covered patio
- One owner home

www.braymontrose.com/mls=616945



Montrose • 84 Lark Lane

**\$160,000**

Ruby McNeely  
209-2692

- Affordable & spacious
- 3 BR/1.75 BA, 1452 SF
- Located just minutes from Montrose
- Wonderful private backyard and patio
- Huge master bedroom & bath

www.braymontrose.com/mls=620543

homes  
**\$99,999**  
or  
**less**

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Delta • 922 Meeker

**\$60,000**

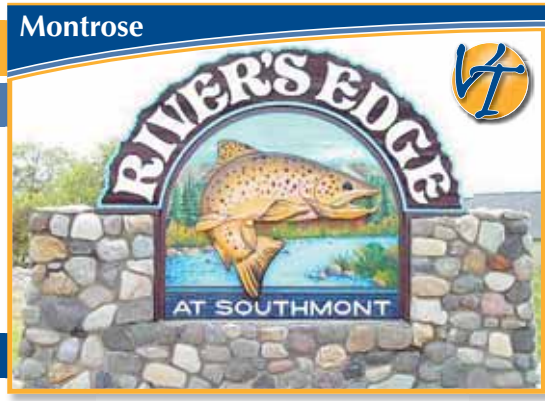
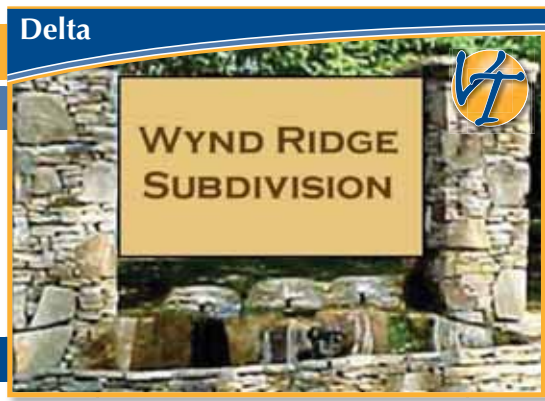
Lory Daniels  
209-1254

- Value Priced Home
- 2 Bedroom, 1 Bath home
- Large fenced yard
- Storage shed
- Investor Potential

www.braymontrose.com/mls=617903

*Lots, building sites and acreage are listed below*

MLS #	Area	Price	Type of Land	Description	Agent
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
611367	Delta	\$55,000/each	Residential	3 lots available; Desirable new community in Delta; Will build to suit & provide \$10,000 credit; Beautiful area	Rae Frank
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
606119	Delta	\$80,800	Residential	5 adjoining lots zoned R-3 or multi-family; almost .5 acre corner city lot; rare find!	John and Jim Renfrow
611713	Norwood	\$99,000	Mountain	80 acre lot available in Redvale area; Borders BLM; Retreat to privacy	Lory Daniels
624113	Cedaredge	\$111,888	Residential	7.5 acre MOL, Vacant Lot, Excellent Water Rights, close to Deer Creek Golf Club	John and Jim Renfrow
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
618608	Montrose	\$138,807+	Commercial	6 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
619538	Olathe	\$209,888	Residential	3.99 acre vacant lot, 620 + feet of Highway Frontage! Possible owner carry to qualified buyer	John and Jim Renfrow
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	\$448,888	Development	2.06 acres MOL, great location, mountain views, zoned R-4 (high density), excellent for future development	John and Jim Renfrow
616364	Olathe	\$498,888	Residential	41.76 acres MOL vacant ground; 2 yr-round ponds, river on property; Zoned Gen. Ag.; Developmt potential	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
564678	Montrose	\$498,888	Commercial	4.4 acres MOL, paid water tap, 292 ft. of highway frontage, comm opportunity w/ rezoning	John and Jim Renfrow
602456	Montrose	\$499,888	Development	6.38 acres MOL, great development property, zoned R-4 (high density), mountain views, great location	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
602454	Montrose	\$674,888	Development	8.44 acres MOL, zoned R-4 (high density), annexed into the City, surveyed, great development property	John and Jim Renfrow
602895	Montrose	\$749,888	Commercial	14.59 acres MOL, zoned General Commercial, Hwy 50 frontage, water rights, great development potential	John and Jim Renfrow
600924	Montrose	\$799,888	Development	80.16 acres MOL prime development ground; Located near Cobble Creek golf developmt; 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 avail.	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
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
600597	Delta	\$1,349,000	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
609901	Montrose	\$2,225,000	Farm/Ranch	Development potential; 72 acres w/ farm house; 150+ ft. hwy. frontage; irrigation, yr. round stream	Roger Almgren
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
504360	Montrose	\$3,800,000	Commercial	71 acre MOL property. Central location. City water. Electric, natural gas available, 3-phase power	John and Jim Renfrow



**Wynd Ridge**

**\$70,000 to \$79,000**

- Spacious Skies
- Purple Mountains Majesty
- 1.5 to 1.75 acres
- Natural gas, water, electricity & phone lines to each lot
- Available now

[www.braymontrose.com/mls=623367](http://www.braymontrose.com/mls=623367)



Rae Frank  
986-2722

**TBD Monte Vista Circle**

**\$89,000 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=602905](http://www.braymontrose.com/mls=602905)



Lory Daniels  
209-1254

**Trophy Road & Tailspin Court**

**Prices Starting at \$69,888**

- 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](http://www.braymontrose.com/mls=568146)



John Renfrow  
249-5001



Jim Renfrow  
249-5001

**TBD 6360 Road**

**Prices Starting at \$34,888**

- 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](http://www.braymontrose.com/mls=595177)



Ruby McNeely  
209-2692



John Renfrow  
249-5001



# commercial properties



## COMMERCIAL

Use the MLS number at the bottom of each listing to view the property online at [www.braymontrose.com](http://www.braymontrose.com)



Delta • 1410 Valley View Drive

**\$4,500,000**  
John and Jim Renfrow  
874-1500  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=591685

- 37,589 sq. ft. building w/ multiple long-term tenants
- 3.7 acres MOL
- Each unit has its own electric & gas meter
- Lit parking: nearly 200 vehicles inc. handicapped



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



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



Montrose • 16601 S. Highway 550

**\$3,800,000**  
John and Jim Renfrow  
249-5001  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=504360

- 71 acres MOL
- Critical piece of land for future development
- Central location next to J.C. Penny, Target, Sports Authority
- City water/sanitation, electric, natural gas avail.



Montrose • 19440 Highway 92

**\$3,500,000**  
John and Jim Renfrow  
249-5001  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=622979

- Excellent Location!
- 45.49 acre MOL parcel with large 2,343 sq.ft. +/- office building and 59,225 sq.ft. +/- warehouse
- Yard is graveled and security fenced
- Located just East of Delta & South of Orchard City



Montrose • TBD 6700 RD/E. Miami Road

**\$950,000**  
John and Jim Renfrow  
249-5001  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=597200

- 40 acre MOL development parcel
- Annexed and zoned R-2 & R-3
- Site plan for 82 Multi-family Units
- 61 Single Family units, parks and landscaping plan
- Cedar Creek runs through the property



Montrose • TBD Orange Road

**\$799,888**  
John and Jim Renfrow  
249-5001  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=600924

- 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!



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



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



Montrose • 63199 LaSalle Road

**\$749,888**  
John and Jim Renfrow  
249-5001  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=602895

- Crossroads of Development
- 14.59 acres MOL
- Highway 50 frontage
- High traffic count, water rights
- Zoned General Commercial



Montrose • TBD 6700 Road

**\$674,888**  
John and Jim Renfrow  
249-5001  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=602454

- 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



Montrose • 16350 Woodgate Road

**\$1,349,000**  
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



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 • 509/511 E. Main Street

**\$674,888**  
John and Jim Renfrow  
249-5001  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=560829

- Masonic Building
- 14,550 sq.ft. +/- on Historic Register
- Currently leased to multiple tenants
- Stained glass cupola, two lg. ballrooms
- High visibility, great potential



Delta • TBD Gunnison River Drive

**\$650,000**  
John and Jim Renfrow  
874-1500  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=595727

- 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

Commercial Properties

Commercial Properties



Montrose • 347 E. Main Street

**\$598,888**

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

- Downtown location
- 11,536 sq. ft. +/- building
- 6 office suites
- Great visibility

www.braymontrose.com/mls=542219



Montrose • TBD South Highway 550

**\$498,888**

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

- 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

www.braymontrose.com/mls=564678



Montrose • 1140 N. Townsend Avenue

**\$324,888**

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

- Excellent opportunity to own your own business!
- 1,580 sq. ft. restaurant located on busy N. Townsend
- Price includes all fixtures, equipment and appl.
- New double pane windows, many upgrades
- Possible owner carry to qualified buyer!

www.braymontrose.com/mls=616569



Delta • TBD Mesa View Drive

**STARTING AT \$300,000**

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

- Two commercial vacant lots
- Located in front of the Valley View Plaza
- Lot sizes start at .77 acres MOL
- Discount for purchasing both lots
- Both lots have highway signage

www.braymontrose.com/mls=556129



Montrose • TBD 6355/6360 Road

**\$498,888**

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

- 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

www.braymontrose.com/mls=504582



Delta • 1271 North Highway 50

**\$449,888**

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

- 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

www.braymontrose.com/mls=568024



Montrose • 2132 Odelle Road

**\$249,888**

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

- 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

www.braymontrose.com/mls=586224



Montrose • TBD Merchant Drive Lot 13

**\$249,888**

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

- 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

www.braymontrose.com/mls=582652



Olathe • TBD Industrial Boulevard

**\$399,888**

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

- Excellent potential!
- 40 acres MOL vacant industrial ground in Olathe
- Zoned Industrial District "I" in the City limits
- Utilities are located near property. Access permit for access off of Industrial Blvd.

www.braymontrose.com/mls=622722



Montrose • 1010 Rio Grande Avenue

**\$398,888**

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

- 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

www.braymontrose.com/mls=583214



Olathe • 59014 Carnation Road

**\$209,888**

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

- Great Corner Location
- 3.99 acre vacant lot located just North of Olathe at the corner of Highway 50 and Carnation Rd.
- 620 + feet of Highway Frontage! High traffic count
- Excellent visibility. 2 shares irrigation water

www.braymontrose.com/mls=619538



Montrose • 202 Hillcrest Drive

**\$174,888**

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

- 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

www.braymontrose.com/mls=592608



Delta • 695 Industrial Boulevard

**\$398,888**

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

- 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

www.braymontrose.com/mls=588678



Delta • 128 Main Street

**\$329,888**

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

- 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!

www.braymontrose.com/mls=607605



Montrose • TBD Progress Lane/Trade Way

**STARTING AT \$138,807**

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

- Enterprise Business Plaza
- Six commercial lots
- Zoned B-3 within City of Montrose
- Great Access & visibility
- Roads and Sidewalks are in

www.braymontrose.com/mls=618608



Montrose • E Pavilion Drive

**\$124,888**

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

- 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

www.braymontrose.com/mls=609820

Commercial Properties

Commercial Properties



**Delta • 660 Dodge Street**

**\$99,888**

**John and Jim Renfrow**  
874-1500  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=606185

- 1344 sq.ft +/- building
- Zoned R-3
- .17 acre MOL lot
- Great downtown location
- Lots of potential



**Montrose • TBD Cedar Creek Avenue**

**\$74,888**

**John and Jim Renfrow**  
249-5001  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=601159

- RARE FIND---R-4 ZONED
- Two lots totaling .53 acres MOL near the San Juan Bypass. Zoned R-4 (multi family) in Montrose.
- Highest density zoning available. All utilities near



**Montrose • 1832 S. Townsend Avenue**

**\$2,500/month**  
**ADJ. GROSS**  
**John and Jim Renfrow**  
249-5001  
www.RenfrowTEAM.com

www.braymontrose.com/mls=616455

- Excellent visibility for an office or retail space
- 3,034 sq. ft. MOL commercial building
- Building fronts Townsend Avenue
- High traffic count, plenty of parking
- Build to suit is an option!



**Delta • 675 Industrial Boulevard**

**Starting at \$2,510/**  
**month NNN**  
**John and Jim Renfrow**  
874-1500  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=594683

- Grand Vista Professional Building units for lease
- Zoned I-1, units have many potential uses
- Close to Wal-Mart, Safeway, and Sherwin Williams
- Units are currently vacant and ready to be leased
- Owner is willing to make adj. to fit your needs!

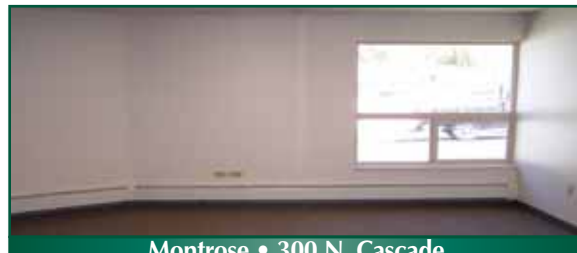


**Montrose • Lots 1, 12 & 34, 6360 & 6355 Road**

**STARTING AT**  
**\$49,888**

**John and Jim Renfrow**  
249-5001  
www.RenfrowTEAM.com  
www.braymontrose.com/mls=557077

- 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 Co. subdiv. process



**Montrose • 300 N. Cascade**

**Starting at \$165/**  
**month GROSS**  
**John and Jim Renfrow**  
249-5001  
www.RenfrowTEAM.com

www.braymontrose.com/mls=595598

- 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 offices have private restrooms



**Delta • 1410 Valley View Plaza**

**STARTING AT**  
**\$1,586/MO NNN**  
**John and Jim Renfrow**  
874-1500  
www.RenfrowTEAM.com

www.braymontrose.com/mls=592645

- Only 2 Units left!
- Two units available for lease in the Valley View Plaza in Delta
- Each unit has Hwy signage. Great Hwy visibility! NNN Leases



**Montrose • 23360 S. Highway 550**

**\$2,900/month**  
**ADJ. GROSS**  
**John and Jim Renfrow**  
249-5001  
www.RenfrowTEAM.com

www.braymontrose.com/mls=621181

- Commercial office, shop, and barn on approx. 4 ac
- 1,120 sq.ft. +/- office, 5,400 sq.ft. +/- warehouse/shop
- Zoned Gen. Commercial in Montrose County
- Located south of Montrose on busy Hwy 550



**Delta • 695 Industrial Boulevard**

**\$400/month**  
**ADJ. GROSS**  
**John and Jim Renfrow**  
874-1500  
www.RenfrowTEAM.com

www.braymontrose.com/mls=621109

- 588 sq. ft. unit located on the ground floor
- Located near a large commercial hub
- Highway signage and excellent visibility!
- Zoned I-1, it has many potential uses
- Adjusted gross lease; tenant pays utilities



**Montrose • 1404 Hawk Parkway U-318**

**\$600/month**  
**NNN**  
**John and Jim Renfrow**  
249-5001  
www.RenfrowTEAM.com

www.braymontrose.com/615929

- Excellent location
- 427 sq. ft. +/- unit in the Milestone Building
- B-2 zoning allows for office space or retail NNN Lease
- Unit is newly finished; boasts a high class interior



**Montrose • 347 E. Main Street**

**\$2,950/month**  
**ADJ. GROSS**  
**John and Jim Renfrow**  
249-5001  
www.RenfrowTEAM.com

www.braymontrose.com/mls=619629

- Lease Downtown Retail Space
- 4,320 +/- sq. ft. unit located at the corner of Main Street & Cascade in the Historic Missouri Building. Large display windows
- Property has great visibility, high traffic count



**Montrose • 16601 S. Highway 550**

**\$4,000/month**  
**ADJ. GROSS**  
**John and Jim Renfrow**  
249-5001  
www.RenfrowTEAM.com

www.braymontrose.com/mls=621532

- 1,400 sq. ft. House/Office on 5 acres MOL
- More yard space may be available
- Located near Home Depot
- City annexation and Road development is in process
- 3-phase power



**Montrose • 7 N. Cascade Avenue Suite A**

**\$875/month**  
**ADJ. GROSS**  
**John and Jim Renfrow**  
249-5001  
www.RenfrowTEAM.com

www.braymontrose.com/mls=616711

- 2,025 +/- sq. ft. unit
- Located at the corner of Cascade & Main
- Newly remodeled unit with fresh paint, new carpet and flooring
- 6 offices, lobby, reception area, restrooms



**Delta • 430 W. 8th Street**

**Starting at \$2,100/**  
**mo ADJ. GROSS**  
**John and Jim Renfrow**  
874-1500  
www.RenfrowTEAM.com

www.braymontrose.com/mls=615574

- Excellent location, close to downtown
- Multiple buildings, lease one or all
- More than 100,000 sq.ft. space is available
- Zoned I-2 in the City of Delta
- A 3-car rail spur services the property



**Montrose • 4358 6225 Road**

**\$4,950/month**  
**ADJ. GROSS**  
**John and Jim Renfrow**  
249-5001  
www.RenfrowTEAM.com

www.braymontrose.com/mls=617238

- 5,000 sq. ft. +/- warehouse, 2,000 sq. ft. MOL of yard space
- Zoned General Business in Montrose County
- 1 office, 2 restrooms, and two 14' automatic overhead doors



**Delta • 19440 Highway 92**

**\$20,000/month**  
**NNN**  
**John and Jim Renfrow**  
874-1500  
www.RenfrowTEAM.com

www.braymontrose.com/mls=623048

- Excellent Location!
- 18.74 acre MOL
- 2,343 sq. ft. +/- office building & 59,225 sq. ft. +/- warehouse
- Yard is graveled and security fenced

Commercial Properties

Commercial Properties

*our team of* **knowledgeable & dedicated** *professionals*

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