



MLS# : 05056-62530 **Price :** \$299,900
Type : Commercial Property **Size :** 0.07 Acres
Address : 24 N Uncompahgre , Montrose , Colorado , 81401

FEATURES

- ✓ Hiking Biking Skiing
- ✓ Heart of Montrose Business
- ✓ Could be used for a variety
- ✓ Space in back for seating
- ✓ Montrose Ridgway Ouray
- ✓ Newer roof, flooring, bathroom
- ✓ City parking 1/2 block away
- ✓ Lots of usable space

ABOUT THE PROPERTY

Wonderful commercial business and property opportunity in the heart of the Montrose business district. Property has been extensively and tastefully remodeled and is also a turn-key business. Newer mechanicals, roof, flooring, bathrooms, and float tank set-up included. Could be operated as-is or converted to other uses with a small amount of work. Could work as a medical, doctor, accounting, legal, insurance therapeutic, cosmetic or other office, retail space, or light manufacturing as allowed by Montrose code. Perhaps the smartest angle would be to operate the existing business and add additional therapy or cosmetic options. City parking lot 1/2 block away. There is space in the back for outdoor seating or storage. Lots of usable space with access in the front and rear. Great location at a great price.

CONTACT US

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