

***102, 120 & 144 Campbell Lane &
158 Liddell, Unit A, B, C & D
Ridgway, Colorado***



COMMERCIAL SALE INFORMATION PACKET



Contact John Renfrow
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified.

Member of:



AN RMCRE NETWORK PARTNER
www.RMCRE.com

Executive Summary

102 Campbell Ln
Ridgway, Colorado

Lot Ac. (MOL)	Building Sq.Ft. (MOL)	Sq. Ft. Price	List Price
0.5	7,909	\$201.67	\$1,595,000

Multi-Unit Commercial Investment Opportunity – Downtown Ridgway

This ~7,909 sq. ft. commercial building is ideally situated in **busy downtown Ridgway**, offering an exceptional investment opportunity with a mix of established tenants and versatile vacant spaces.

The property currently includes:

- ❖ **1,605 sq. ft. MOL** occupied by a **well-established brew pub**.
- ❖ **Two smaller units** leased for **office and storage use**.

There are **four vacant units**, offering flexibility for a variety of uses:

- ❖ **Unit A (~1,536 sq. ft.)** – Spacious, open layout with **high ceilings** and an **overhead door**. Ideal for **restaurant, retail, warehousing, or distribution** uses.
- ❖ **Unit B (~926 sq. ft.)** – Includes **secure storage**, a **small break room**, and an **overhead door**—perfect for **light industrial or operational needs**.
- ❖ **Unit C (~1,170 sq. ft.)** – A **corner unit** with **three defined areas**, suitable for **retail or professional offices**.
- ❖ **Unit D (~1,017 sq. ft.)** – Features **two distinct spaces**, ideal for **office or boutique retail**.

Located just **one block off Sherman Street (Hwy 62)** and a short drive from the **Hwy 550 corridor**, the property enjoys high visibility and easy access. Tenants and customers benefit from proximity to **historic downtown shops, restaurants, coffee houses, the post office**, and a range of **outdoor attractions** that draw both locals and tourists year-round.

Don't miss this rare opportunity to own a versatile, income-producing property in one of Ridgway's most desirable commercial districts.

Vacant units are listed for Lease. Call listing office for additional information.



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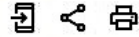
Information deemed reliable, but not guaranteed and should be verified.



Directions to Property

← from US-550, Ridgway, CO 81432
to 102 Campbell Ln, Ridgway, CO 81432

1 min (0.4 mile)



via CO-62 W/Sherman St
Fastest route, the usual traffic

US-550
Ridgway, CO 81432

- ↑ Head southeast on US-550 S
59 ft
- ↘ Turn right onto CO-62 W/Sherman St
0.3 mi
- ↙ Turn left onto Liddell Dr
157 ft
- ↙ Turn left onto Campbell Ln
● Destination will be on the right
161 ft

102 Campbell Ln
Ridgway, CO 81432

Starting from Hwy 550

Coming from Montrose you will be heading
South on Hwy 550 and Turn Right onto Hwy
62, at the stop light



Rev F

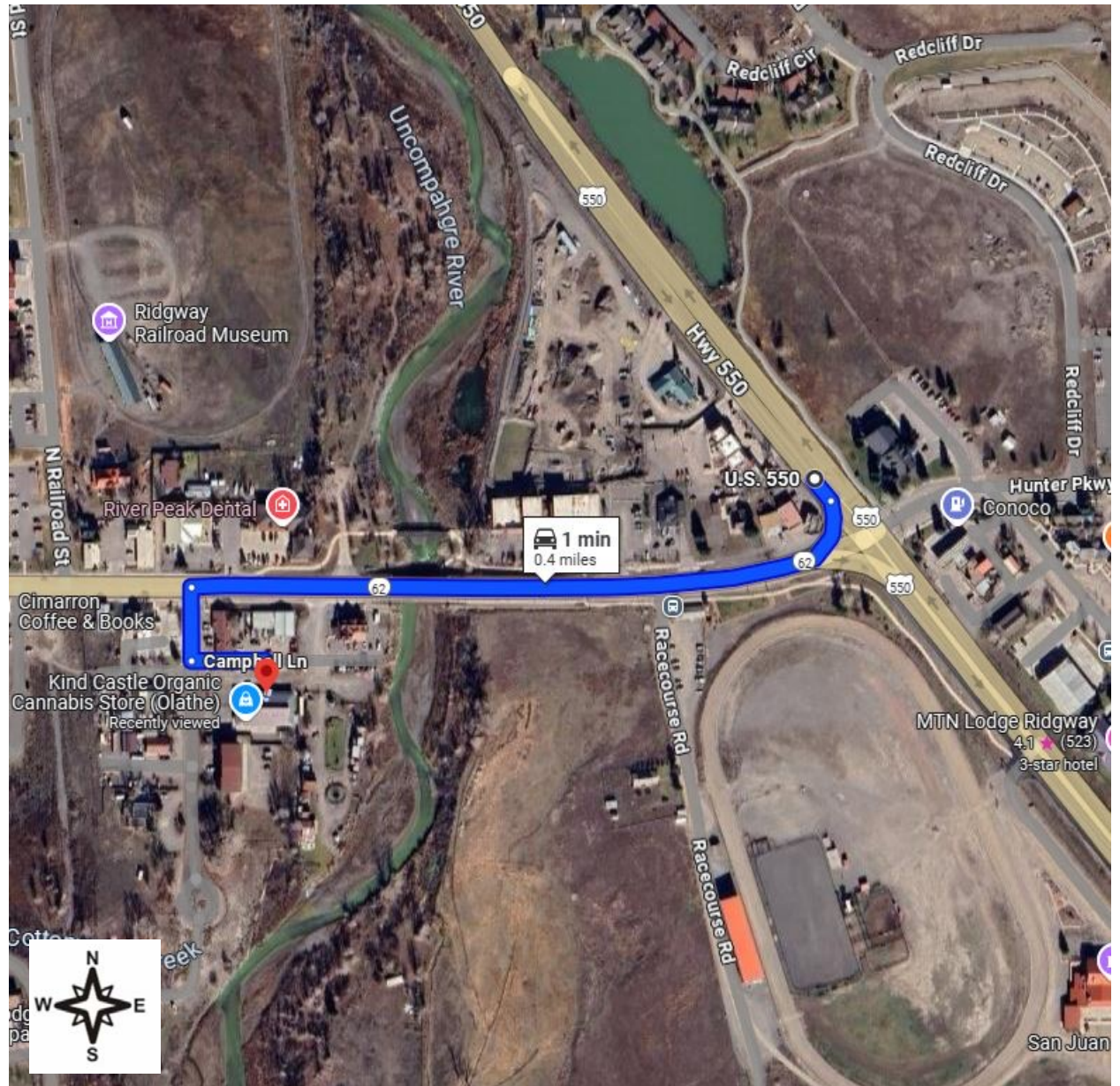


Photo from Google Maps

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Ouray County Assessor Property Account Detail

Account Detail

Account: R001895

Owner Information

Owner Name: MEGA STORAGE, LLC & 102 CAMPBELL, LLC

Tax Information

2024	\$19,120.84
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Assessment Information

Actual (2025)	\$1,149,720
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Type	Actual	SQFT
Structure	\$514,380	7,909
Land	\$635.340	21,736

Legal Description

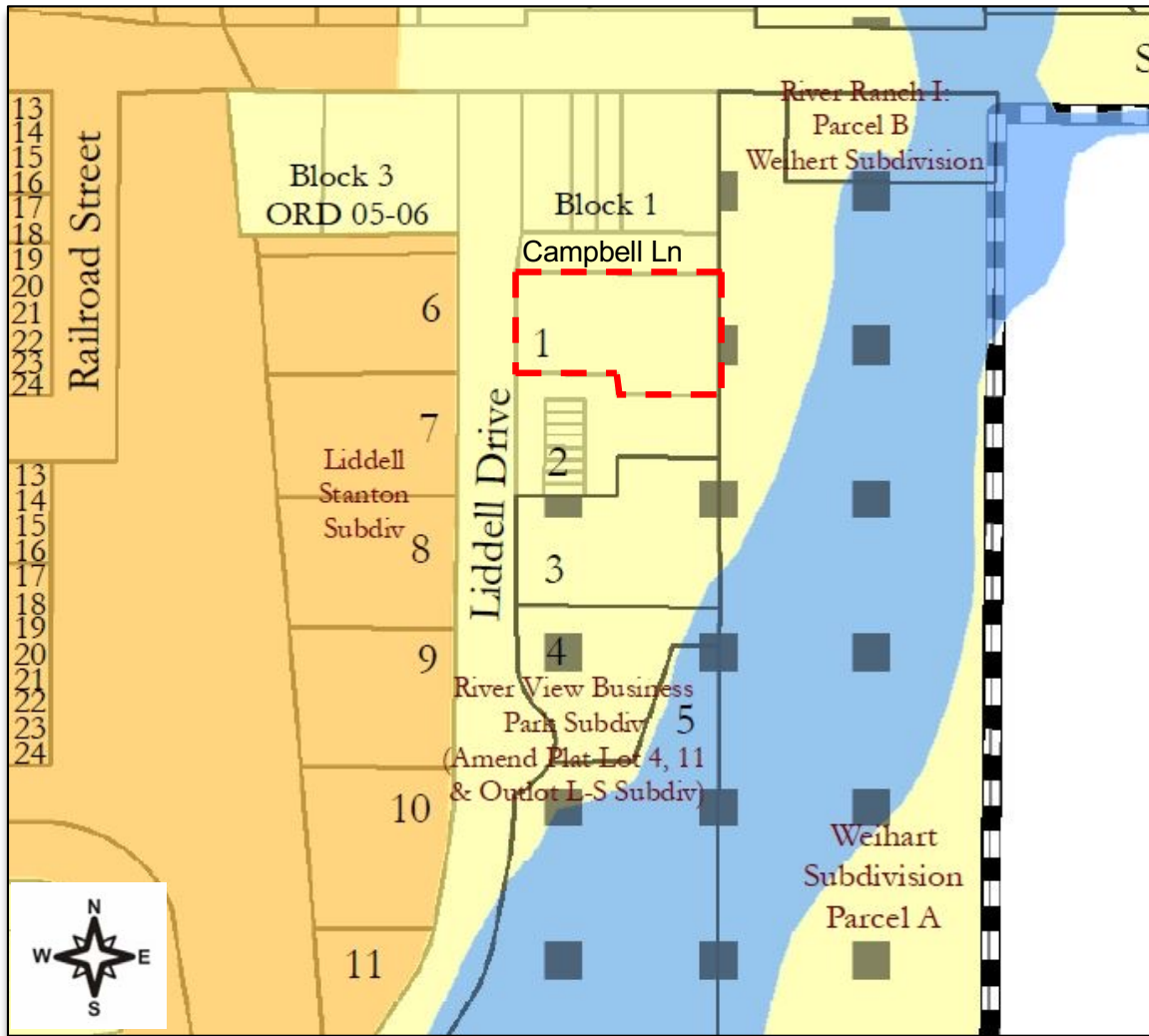
Parcel Number 430516308002
Tax Area Id 201-201
Legal Summary: LIDDELL-STANTON Lot 1, Block 2 S: 16 T; 45 R: 8 Mining District

Actual Year Built: 1993	Partial Remodel: 2024
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*For more information, please contact the Ouray County Assessor at (970) 325-4371



City of Ridgway Zoning Map



Zoning Key



--- Subject property is zoned "GC" in the city of Ridgway

- GC Zoning regulations on the following pages
- Contact City of Ridgway at (970) 325-1400 for more information

Ridgway Zoning Breakdown “GC” General Commercial

Intent:

This District encompasses lands along the river and Highways 550 and 62. Its purpose is to create areas for a mix of retail and commercial services, office, and other supportive uses to meet the needs of residents and tourists. Uses in the “GC” District should be designed with the safety and convenience of pedestrians and bicyclists in mind.

Uses by Right:

- (1) Single family detached dwellings and Duplex dwellings constructed before January 1, 2020, and short-term rental of those dwellings in compliance with 7-3-18(I).
- (2) Multiple family dwellings and short-term rentals of those dwellings in compliance with 7-3-18(I).
- (3) Live/work dwelling.
- (4) Group homes.
- (5) Retail stores, business and professional offices and service establishments which cater to the general public.
- (6) Libraries, museums and depots.
- (7) Public utility service facilities.
- (8) Government buildings and facilities.
- (9) Private and fraternal clubs.
- (10) Indoor theaters.
- (11) Restaurants and taverns.
- (12) Churches, Sunday schools and community centers, schools, parks and playgrounds.
- (13) Hotels, motels, lodges, and other types of short-term accommodations for vacations, tourists, business visitors and the like.
- (14) Parking facilities, funeral homes, commercial garages.
- (15) Accessory uses.
- (16) Employee housing.
- (17) Home occupation in compliance with 7-3-18(A).

ZONING BREAKDOWN TABLE - COMMERCIAL

Use Category	Land Use	R	HR	MR	FD	HB	DS	GC	LI	GI	Use-Specific Standards
R – Allowed by Right C – Conditional Use Permit Required								◆			
Agricultural Uses	Feed Storage and Sales							C			
	General Agriculture, Farming and Ranching				R						
	Nursery							C	R	R	
Animal Services	Veterinary Clinic							C		R	
	Kennel, Boarding Facility							C		R	
Childcare Facilities	Child Day Care Facility	C	C	C		C	C	C			
	Family Day Care	R	R	R	R	R	R	R	R	R	
Community and Cultural Facilities	Cemetery	C	C	C	C	C	C	C	C	C	
	Community Center		C			R	C	R			
	Church or place of worship and assembly	C	C			R	C	R			
	Library					R		R			
	Museums					R		R			

Ridgway Zoning Table "GC" General Commercial

Ridgway Municipal Code
FINAL Chapter 7 Updates: Sec. 4 Zoning Regulations
July 9, 2023

Use Category	Land Use	R	HR	MR	FD	HB	DS	GC	LI	GI	Use-Specific Standards
R – Allowed by Right C – Conditional Use Permit Required											
	Private and Fraternal Clubs					R		R			
Educational Facilities	Educational Facility	C	C	C		R	C	R	R	R	
Food and Beverage	Microbrewery, Distillery			C		R	C	R	R		
	Restaurants, Bars, Brewpubs, Restaurants, and Taverns			C		R		R			
	Group Homes	C	C	R		R		R			
Group Living	Board and Rooming House			C		C	C	C			
	Dormitory			C		C	C	C			
	Dwelling, Co-Housing Development		C	R							
Household Living	Dwellings, Duplex	R	R	R			R				
	Dwelling, Fourplex	C	R	R		R	R	C			
	Dwelling, Multiple-Family	C	C	R		R	C	R			
	Dwelling, Live-Work			C		R	R	R			
	Dwelling, Single-Family	R	R	R	R		R				
	Dwelling, Triplex	C	R	R		R	R	C			
	Dwellings, Cluster Development	R		R							
	Employee Housing							R			
	Manufactured Homes	R	R	R	R		R				
	Manufactured Homes Park							C			
Industrial Service and Research	Research and Development								R	R	
Lodging Facilities	Bed & Breakfast	C	C	C			C				7-4-6(C)
	Nursing Homes			C							
	Hotels, Motels, Lodges					R		R			
	Travel Homes Park							C			
Offices	Office, General					R	C	R	R	R	
	Office, Medical					R	C	R	R	R	
Manufacturing & Production	Brewery								R	R	
	Gravel Extraction				C			C			
	Manufacturing, Light					C		C	R	R	
	Manufacturing, Medium							C	C	R	
Parks and Open Space	Manufacturing, Heavy								C	C	
	All Park and Open Space Uses	R	R	R		R	R	R			
Personal Services	Personal Services, General					R	C	R	R		
	Laundromat, Commercial/Industrial							C	R	R	
Public Utilities & Facilities	Public Utility Service Facility	R	R	R	R	R	R	R	R	R	

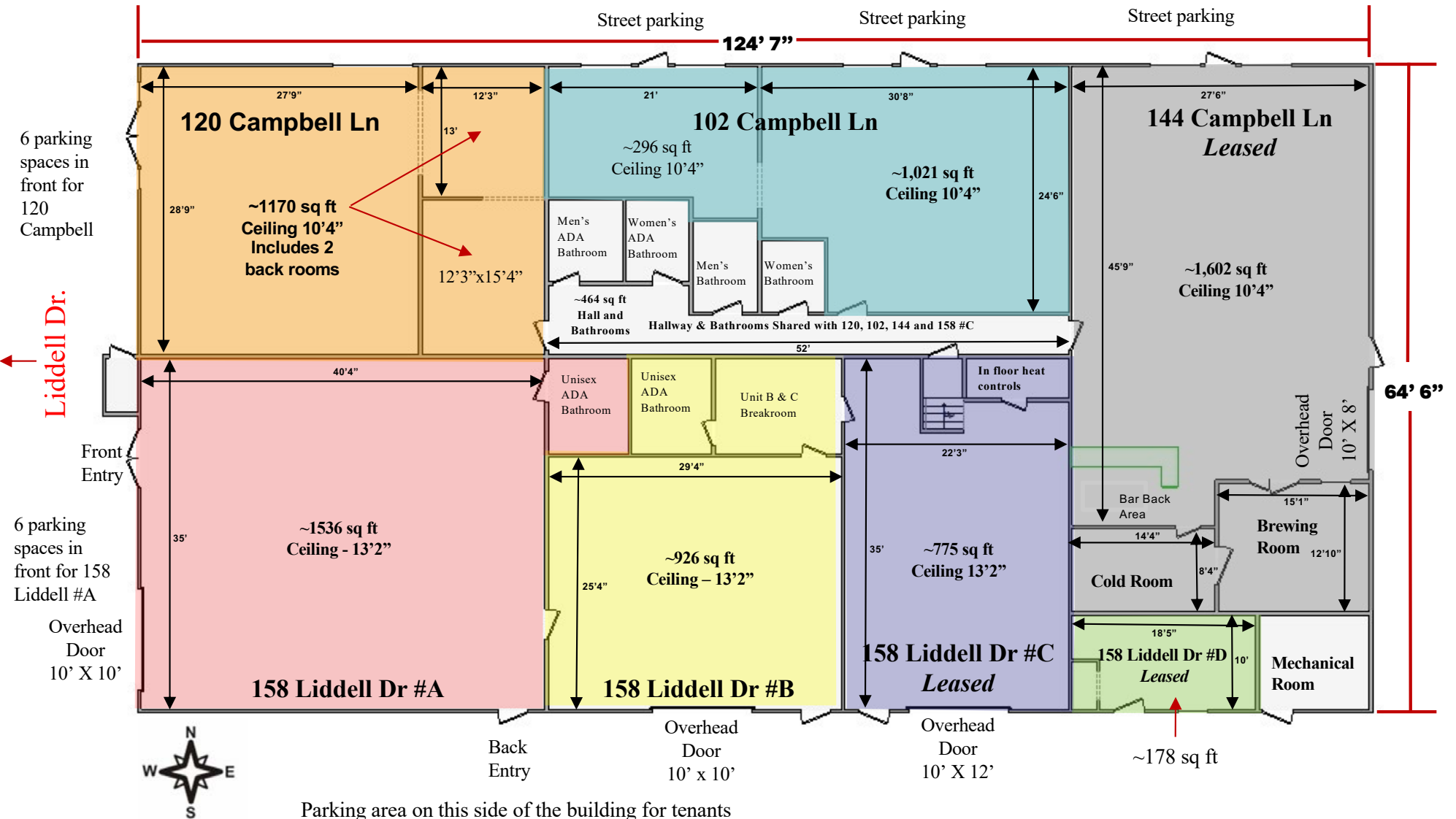
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Use Category	Land Use	R	HR	MR	FD	HB	DS	GC	LI	GI	Use-Specific Standards
R – Allowed by Right C – Conditional Use Permit Required											
	Government Buildings & Facilities	R	R	R		R	R	R	R	R	
	Electric Power Substations								C		
	Recycling Facility									R	
	Telecommunication Facilities	C	C	C	C	C	C	C	C	C	7-4-6(O)
Recreation and Entertainment	Arts and Craft Studio					R		R	R		
	Health, Recreation, and Exercise Establishment	R	R	R							
	Arts and Entertainment Center, Indoor					R		R	R	R	
	Outdoor Amusement and Entertainment Facilities										
Retail	Outdoor Guiding			R		R		R			
	Building Supplies and Material Sales							C	R	R	
	Medical Marijuana Dispensary							R	R	R	7-4-6(J)
	Retail, Marijuana							R	R	R	7-4-6(J)
Storage	Retail Store			C		R		R		C	
	Cold Storage Plants								R	R	
	Contractor Construction Yards								C	R	
	Mini-Storage Warehouse								R	R	
Vehicles and Equipment	Outdoor storage of supplies, machinery, equipment, or products								C	C	
	Auto, Boat, and recreational vehicle sales or leasing							C		R	
	Auto Service or Wash							C		R	
	Auto Fuel Sales							C			
Warehousing & Freight	Parking Facility					R		R			
	Truck Repair Shop									R	
	Warehouse Facility							C	C	R	
	Wholesale establishment and/or distribution								R	R	
Accessory Uses	Accessory Dwelling Unit (ADU)	R	R	R	R	R	R				7-4-6(A)
	Accessory Structure and Use	R	R	R	R	R	R	R	R	R	7-4-6(B)
	Home Occupation	R	R	R	R	R	R	R			7-4-6(H)
	Outdoor Storage	R	R	R	R	R	R	R	R	R	7-4-6(L)

Floorplan

Campbell Lane

Building Total Sq Ft – 7,909



Measurements are deemed accurate, but should be verified

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120 Campbell Lane

1,170 sq. ft. MOL



102 & 106 Campbell Lane 1,317 sq ft MOL



144 Campbell Lane – Leased 1,802 sq. ft. MOL



144 Campbell Lane – Leased 1,802 sq. ft. MOL



158 Liddell Dr #A 1,536 sq. ft. MOL

Store Front View



Front Entry

Overhead Door

Overhead Door

Front Entry



Bathroom

Access to Unit B

Side Door



158 Liddell Dr #B 926 sq. ft.

Door To Unit #A



Secure Storage

Break Room



Exterior Door

Door To Unit #A



Break Room

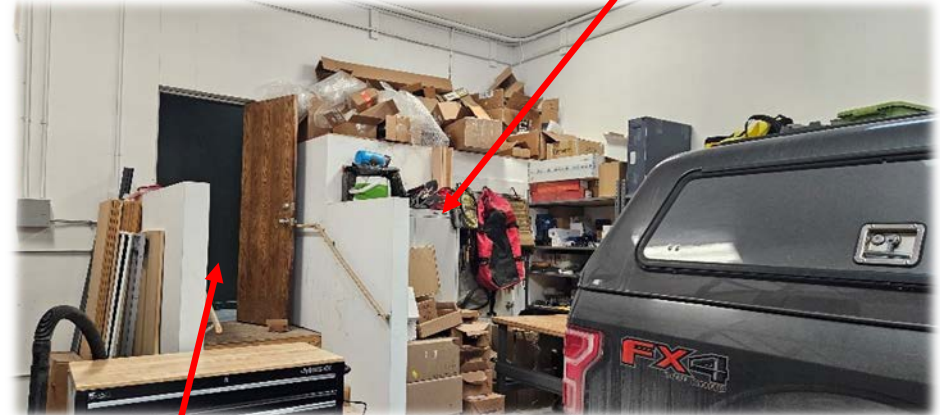


Bathroom

158 Liddell Dr. #C – Leased 775 sq. ft. MOL



In Floor Heat
System for
Units A, B, C
& D are in a
closet on the
back wall of
Unit C



Door To Common Hallway

158 Liddell #D – Leased 178 sq. ft. MOL



Property Utility Information

UTILITIES

- Water/Sewer/Trash - City of Ridgway
 - Lori Patton (970) 626-5308 x210
 - Water & Sewer – 1 water and sewer tap for building
 - Dumpster for trash is shared by all units
- Natural Gas - Black Hills Energy (800) 563-0012
 - 3 Meters
- Electricity – San Miguel Power (970) 626-5549
 - 4 Meters
- Fiber Available – Clearnetworkx (970) 240-6600



Renovation Upgrades

The partial renovation plan in 2024 added new doors, lengthened the hallway, and added two ADA bathrooms in the hallway.

All units with the Campbell addresses, and 158 Liddell, Unit #C; have direct access to the hallway with the shared ADA bathrooms. 158 Liddell, Unit A & B have ADA bathrooms in the unit.



Unit General Information

120 Campbell

- **1,170 sq ft MOL**
- Ductless Mini-split wall mounted AC
- Hot Water Baseboard Heat
- Direct access to shared bathrooms

102 Campbell

- **1,317 sq ft MOL**
- Hot Water Baseboard Heat
- Direct access to common area restrooms
- 20-gallon water heater

144 Campbell

- **1,802 sq ft MOL**
- Currently Leased
- Hot Water Baseboard Heat
- Commercial Refrigerator room



Shared Hallway

- 2 ADA restrooms
- 2 non-ADA restrooms
- Utility Sink
- Drinking Fountain



158 Liddell Unit A

- **1,536 sq ft MOL**
- Overhead Door
- Private ADA Bathroom
- In-floor heat
- Wired for a security system

158 Liddell Unit B

- **926 sq ft MOL**
- Overhead Door
- Private ADA Bathroom
- Break room with Base cabinets and upper cabinets
- Wired for a security system

158 Liddell Unit C

- **775 sq ft MOL**
- Overhead door
- Exterior Access Door
- Mechanical room has in-floor head controls
- Direct access to common area restrooms

158 Liddell Unit D

- **178 sq ft MOL**
- Exterior access door
- Small cabinet and closet

RECAP

- ~7,909 sq ft Commercial Investment property in historic downtown Ridgway, CO
- Three leased units. One is a well-established brew pub and two are being used as shop/office space
- Four unoccupied units. Unit square footages: ~1,602 sf, ~1,170 sf, ~721 sf & ~296 sf
- Two shared ADA bathrooms added in 2024, are accessible to Campbell units and Unit #C
- Radiant in-floor throughout & hot-water baseboard heat in units A & B. A wall mounted air conditioning unit in Unit 120
- 6 parking spaces parking in front of 120 and 6 spaces in front of Unit #A. Street parking in front of Campbell street units and parking for Liddell units on the South side of the building
- Close to local shops, restaurants, post office, Ridgway town park and specialty retail establishments
- Zoned “GC” General Commercial in the Central Business District, allowing for food service, retail, offices, warehouse and distribution
- Ideal location for businesses that cater to the tourist industry, and investors who are looking to capitalize on the high volume of local and tourist traffic



Lot Ac. (MOL)	Building Sq.Ft. (MOL)	Sq. Ft. Price	List Price
0.5	7,909	\$201.67	\$1,595,000

Listing Price
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