

185 N LENA ST
RIDGWAY, CO 81432

EVENT CENTER, RESTAURANT & BAR FOR SALE
MULTIPURPOSE BUILDING -NEW CONSTRUCTION



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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Disclaimer. The information contained herein was obtained from sources believed reliable. Ridgway Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

RIDGWAY
REAL ESTATE
EXPERIENCE JUDGMENT KNOWLEDGE

OVERVIEW SUMMARY

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Come see this iconic reconstruction of the historic “Firehouse” from the original True Grit movie fame. Located In the core of Ridgway, CO, the gateway to the San Juans, we offer a state-of- the-art kitchen supporting a high-end restaurant, plus a thoughtfully designed event center within the space. This is a turn-key opportunity with employee housing, FFE and an amazing chef and event staff already in place. Known for spectacular scenery and a vibrant art and music scene, Ridgway is only 10 miles from Ouray, “The Switzerland of America”, and 38 miles from Telluride with world-class skiing, shopping and culture. This total reconstruction incorporates a complete foundation replacement of the original structure plus contiguous new construction. The Event Space features numerous doors onto an outdoor patio which fronts on the very active Ridgway town park. A large, heated patio along the North aspect expands restaurant seating and provides additional event space. Upstairs are 4 employee housing units, each w/balcony, washer/dryer, heat pump (AC/ Heat), individually metered gas and electric. The Old Firehouse Kitchen was designed by Gordon Ramsey’s designer, Jeffrey Katz. The restaurant comes complete with a “finishing kitchen” adjacent to the spacious and elegant bar. Every detail was contemplated by Bray and Co. Architects including one of the most functional kitchens on the Western Slope, with capacity to serve a full restaurant and a wedding or event concurrently.

PROPERTY SPECIFICATIONS

Sale Price:	\$8,500,000
Price per SF:	\$791.28
Total SF:	16,377 SF
Condo A:	Heated Space: 7,318 SF Outdoor Patio Space: 5,635 SF
Condo D:	4 Employee Housing Units: 3,424 SF
Year Built:	2024



PROPERTY HIGHLIGHTS

- **High-End Facilities:** State-of-the-art kitchen and elegant bar, designed by Jeffrey Katz.
- **Event Center:** Thoughtfully designed with outdoor patio and town park frontage.
- **Turn-Key Opportunity:** Includes FFE, experienced chef, and event staff.
- **Employee Housing:** Four units with balconies, modern amenities, and reserved parking.
- **Scenic Surroundings:** Near Ouray and Telluride, known for skiing, shopping, and culture.
- **Modern Construction:** New foundation and contiguous new build meeting 2018 IBC and IECC standards.

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EXTERIOR PHOTOS

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CONDO A

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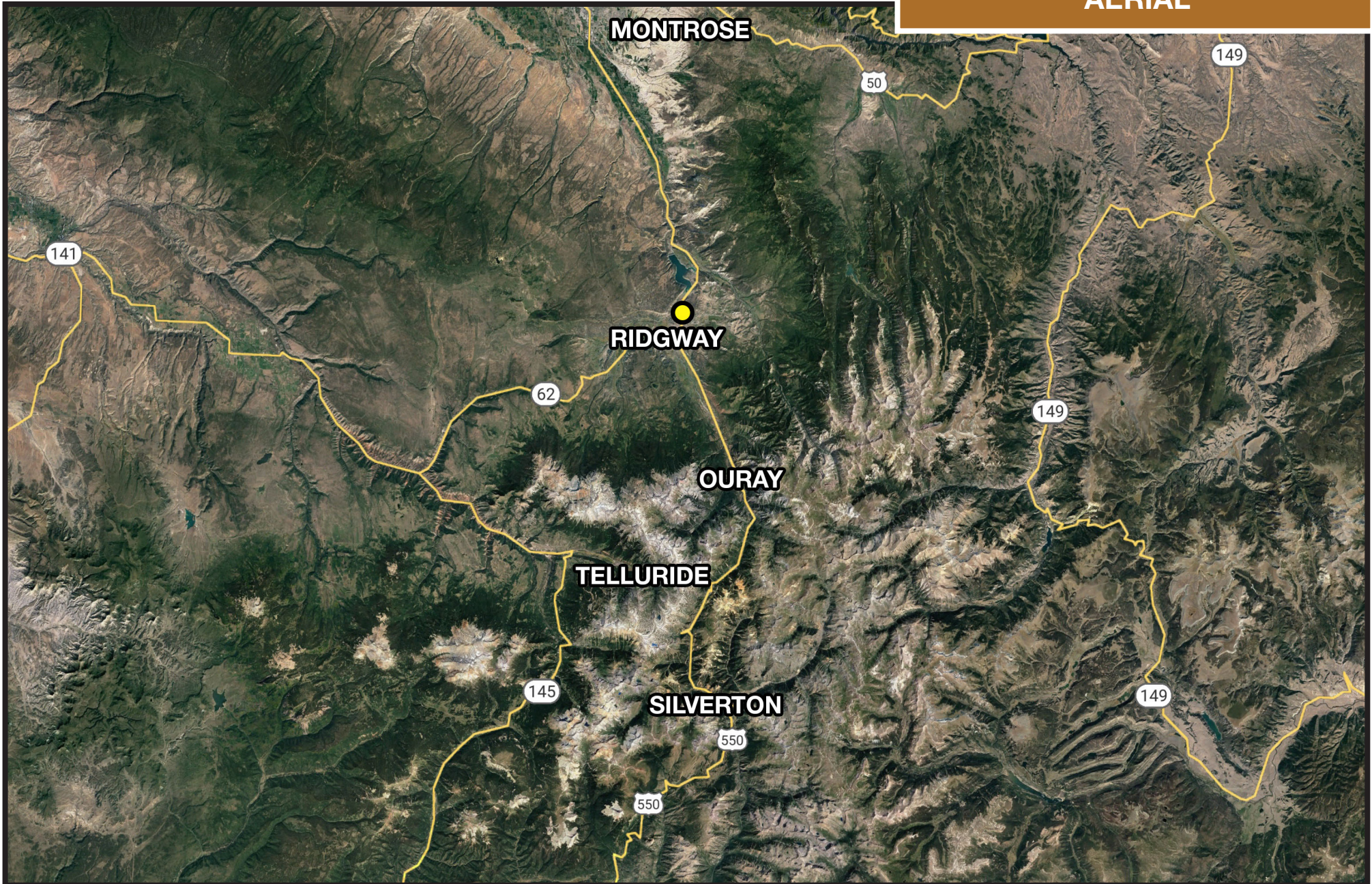
CONDO D

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