

205 Jasper Lane
Units 101, 102, 103 & 104
Ridgway, Colorado



COMMERCIAL SALE INFORMATION PACKET



Rev A

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

205 Jasper Lane
Ridgway, CO

MLS#	Unit #	List Price	Building Sq.Ft. (MOL)	Sq. Ft. Price
829608	101	\$ 391,400	824	\$475
829610	102	\$ 338,400	752	\$450
829611	103	\$ 386,550	859	\$450
829612	104	\$ 439,500	879	\$500

Prime Opportunity in Brand New Development***Four commercial units in high-visibility, high-traffic location on Highway 550***

Discover four newly constructed commercial condo units ideally positioned along the highly traveled Highway 550, just minutes from downtown Ridgway, Colorado.

These brand-new spaces offer exceptional visibility and easy access, making them perfect for retail, café, or service-oriented businesses seeking exposure in a growing market.

Located in the core of a new residential subdivision and near the scenic Uncompahgre River, this property benefits from both local neighborhood traffic and consistent highway travelers.

Each unit features a clean, flexible layout ready for customization, with shared restrooms and a common hallway entrance for convenience.

This is a rare opportunity to own or invest in quality commercial space in one of Ridgway's most active growth corridors — where small-town charm meets modern development.

Schedule your tour today!***John Renfrow or Joey Huskey******Renfrow Realty (970) 249-5001****Units are listed for Lease. Call listing office for additional information.*

205 Jasper Ln, Unit 101, 102, 103 & 104
Ridgway, Colorado

View from Above

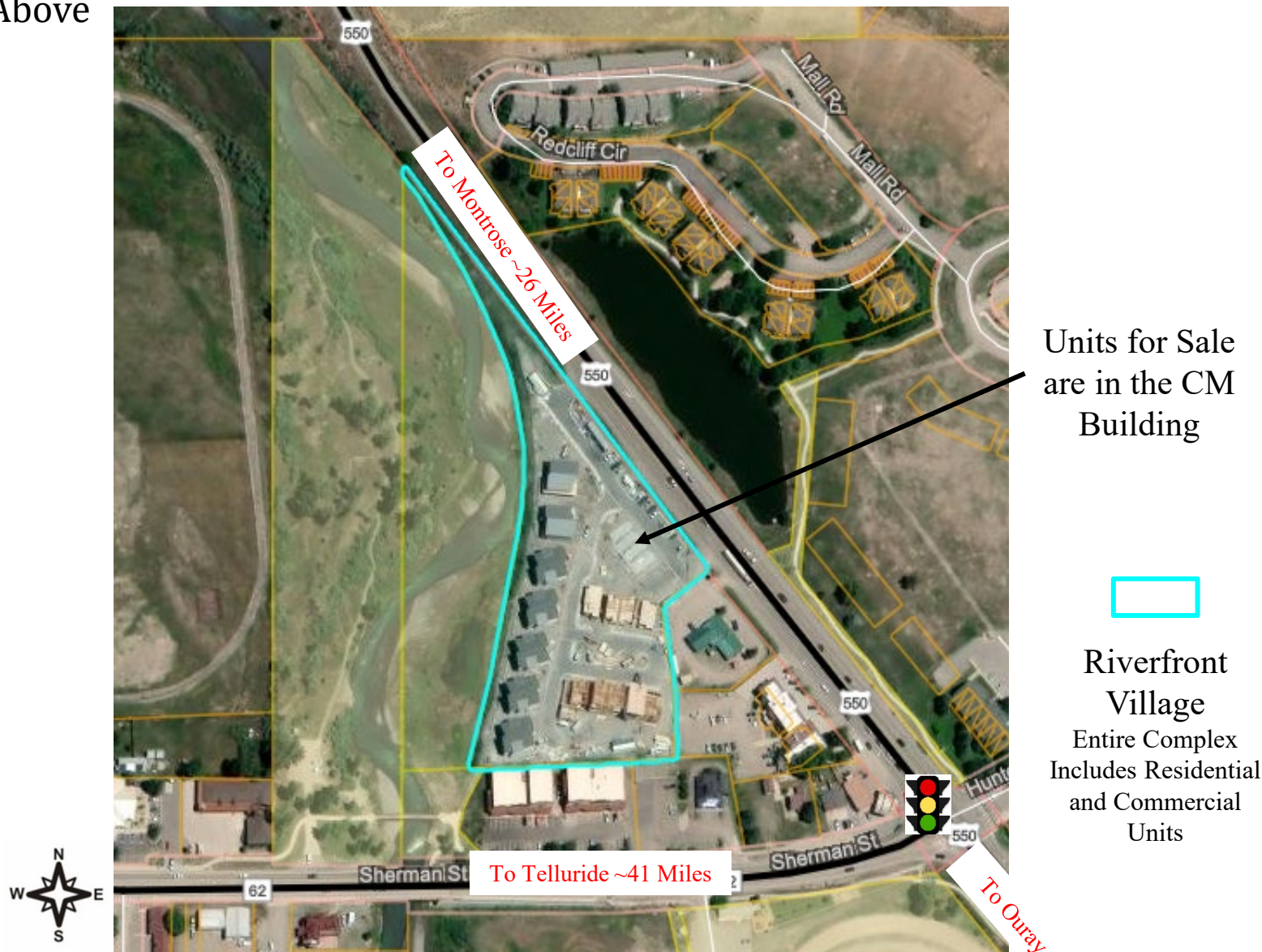


Photo from Ouray County GIS



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Ouray County Assessor Property Account Detail

Account Detail

Unit 101 Account: R007061	Unit 102 Account: R007062
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Legal Description

Parcel Number 430516250001	Parcel Number 430516250002
Legal Summary Subd: RIVERFRONT VILLAGE CONDOMINIUMS, A COLORADO COMMON INTEREST COMMUNITY Unit: AIR SPACE UNIT 101 BUILDING CM S: 16 T: 45 R: 8	Legal Summary Subd: RIVERFRONT VILLAGE CONDOMINIUMS, A COLORADO COMMON INTEREST COMMUNITY Unit: AIR SPACE UNIT 102 BUILDING CM S: 16 T: 45 R: 8

Assessment Information

Actual (2025)			\$202,440	Actual (2025)			\$184,470
Type	Actual	SQFT		Type	Actual	SQFT	
Structure	\$202,440	824		Structure	\$184,470	752	

Estimated Tax Information

2025	\$3,483.70	2025	\$3,174.58
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For more information, please contact the Ouray County Assessor at (970) 325-4371

Ouray County Assessor Property Account Detail

Account Detail

Unit 103
Account: R007063

Unit 104
Account: R007064

Legal Description

Parcel Number 430516250003

Parcel Number 430516250004

Legal Summary Subd: RIVERFRONT VILLAGE
CONDOMINIUMS, A COLORADO COMMON
INTEREST COMMUNITY Unit: AIR SPACE UNIT
103 BUILDING CM S: 16 T: 45 R: 8

Legal Summary Subd: RIVERFRONT VILLAGE
CONDOMINIUMS, A COLORADO COMMON
INTEREST COMMUNITY Unit: AIR SPACE UNIT
104 BUILDING CM S: 16 T: 45 R: 8

Assessment Information

Actual (2025)

\$210,890

Actual (2025)

\$216,040

Type	Actual	SQFT
Structure	\$210,890	859

Type	Actual	SQFT
Structure	\$216,040	879

Estimated Tax Information

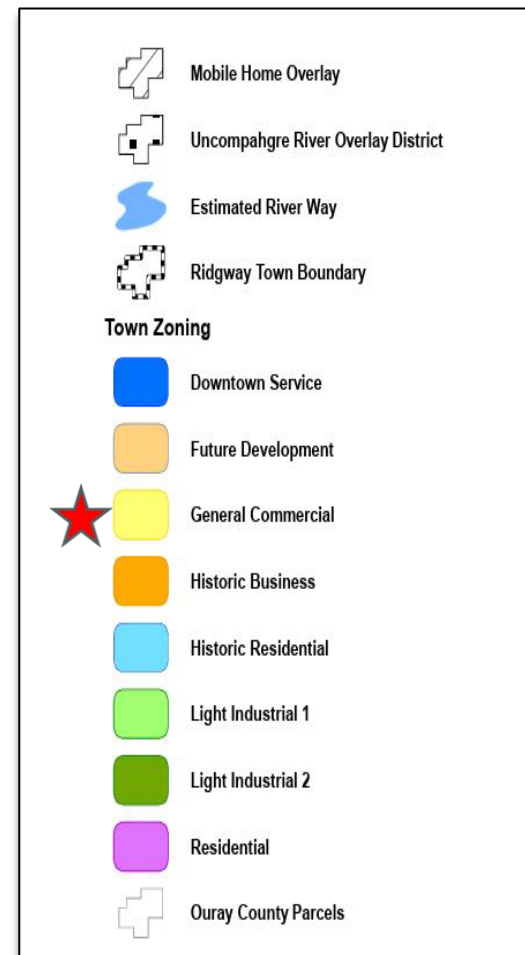
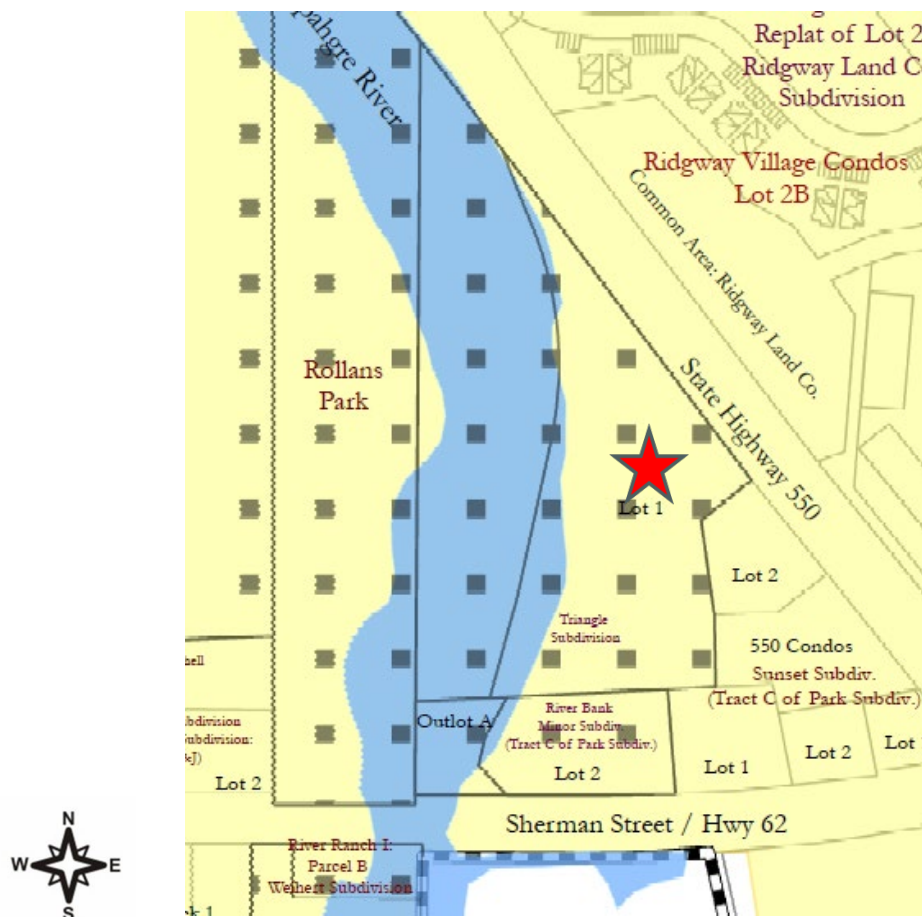
2025\$3,629.00

2025\$3,717.60

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) 325-7320 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 thegeneral 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



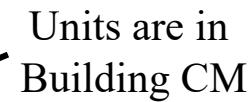
Ridgway Municipal Code
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July 9, 2023



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											
Educational Facilities	Private and Fraternal Clubs					R		R			
	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 Living	Group Homes	C	C	R		R		R			
	Board and Rooming House			C		C	C	C			
	Dormitory			C		C	C	C			
Household Living	Dwelling, Co-Housing Development		C	R							
	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				
Industrial Service and Research	Research and Development								R	R	
	Bed & Breakfast	C	C	C			C				7-4-6(C)
Lodging Facilities	Nursing Homes			C							
	Hotels, Motels, Lodges					R		R			
	Travel Homes Park Campgrounds							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	

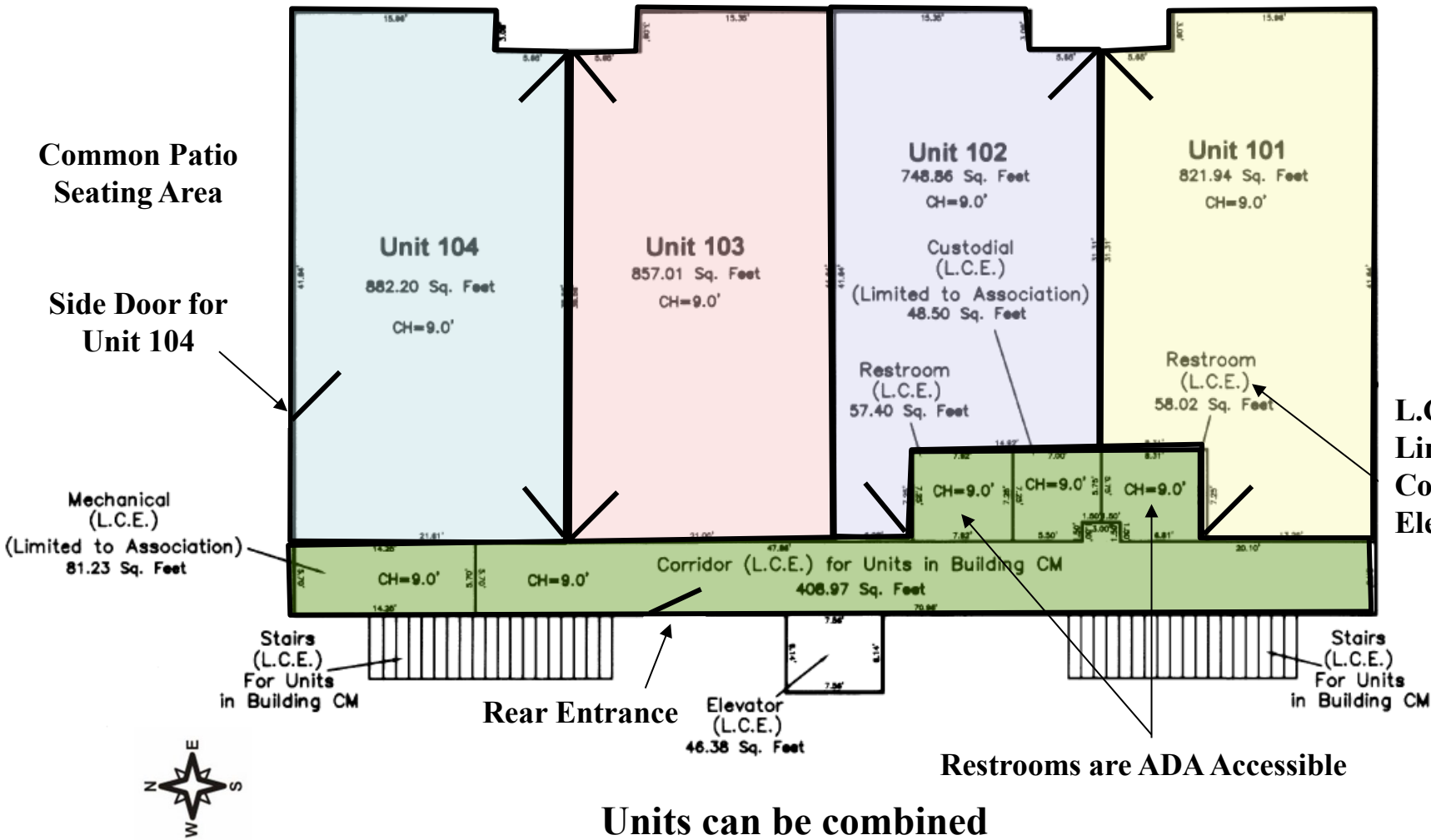
Use Category	Land Use	R	HR	MR	FD	HB	DS	GC	LI	GI	Use-Specific Standards
R – Allowed by Right C – Conditional Use Permit Required											
	Government Buildings & Facilities	R	R	R		R	R	R	R	R	
	Electric Power Substations								C		
	Recycling Facility										R
	Telecommunication Facilities	C	C	C	C	C	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)

Final (As-built) Survey
Portion of Lot 1, Triangle Subdivision
E1/2 SE1/4 NW1/4 S16 T45N R8W N.M.P.M.
Town of Ridgway, County of Ouray, State of Colorado

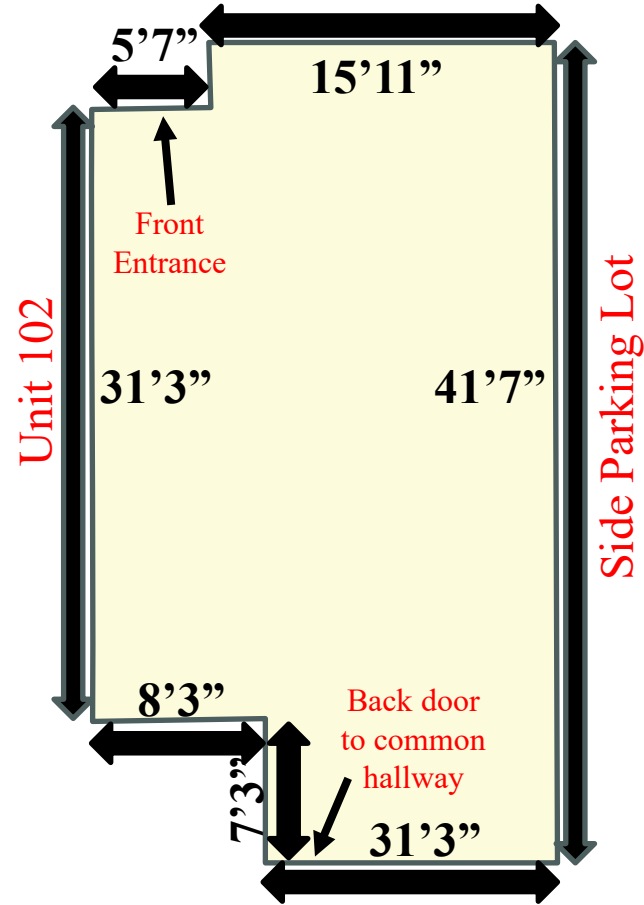


By: Monadnock
Mineral Services LLC
September 22, 2025

Floorplan



Front Parking Lot



Unit 101

~824 sq. ft.

Ceiling Height ~9'0"

- End Unit
- Concrete Floors
- LED lighting
- Outlet available for window lighting
- Extra windows for natural sunlight
- Air handler unit in closet for easy access, condenser behind building
- Each unit controlled separately
- In floor drain
- Potential to add space with Unit 102
- Fire Sprinklers
- Direct access to shared bathrooms and hallway
- Back entrance for deliveries or employee access



Common Hallway with Restrooms

*Measurements are deemed accurate, but should be verified
Drawings are not to scale*



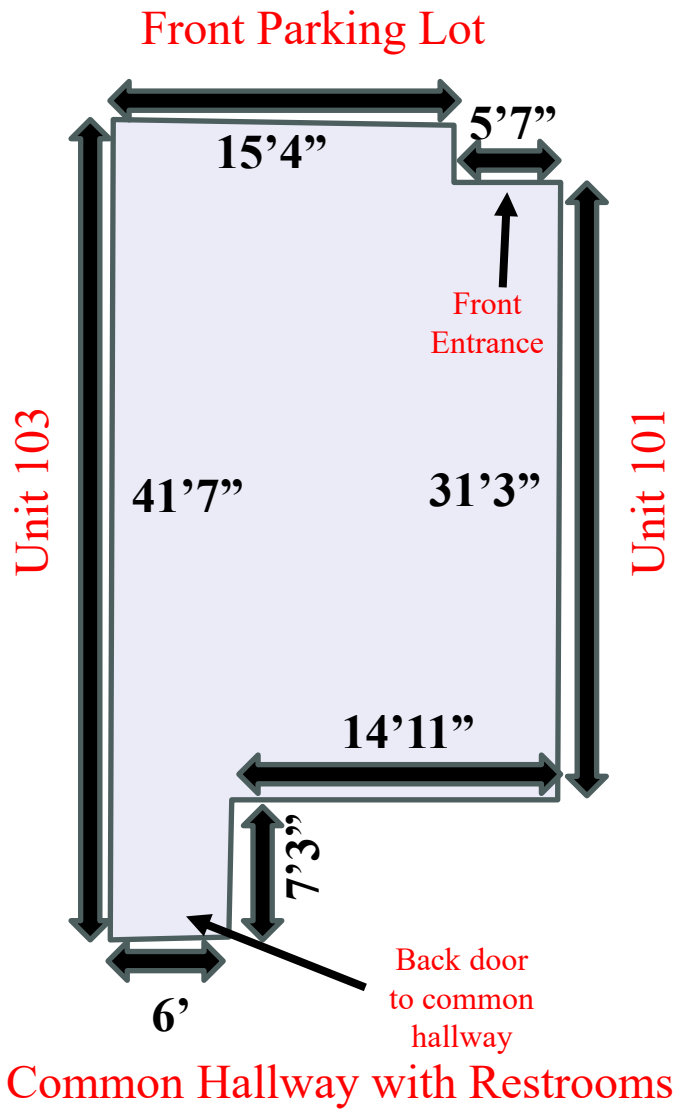
Unit 101
~824 sq. ft.



Unit 102

~752 sq. ft.

Ceiling Height ~9'0"



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- Concrete Floors
- Outlet available for window lighting
- Air handler unit in closet for easy access, condenser behind building
- Each unit controlled separately
- Fire Sprinklers
- Direct access to shared bathrooms and hallway
- Back entrance for deliveries or employee access
- Potential to add space with either or both units on each side
- In floor drain (under air handler)
- LED lights

Unit 102
~752 sq. ft.

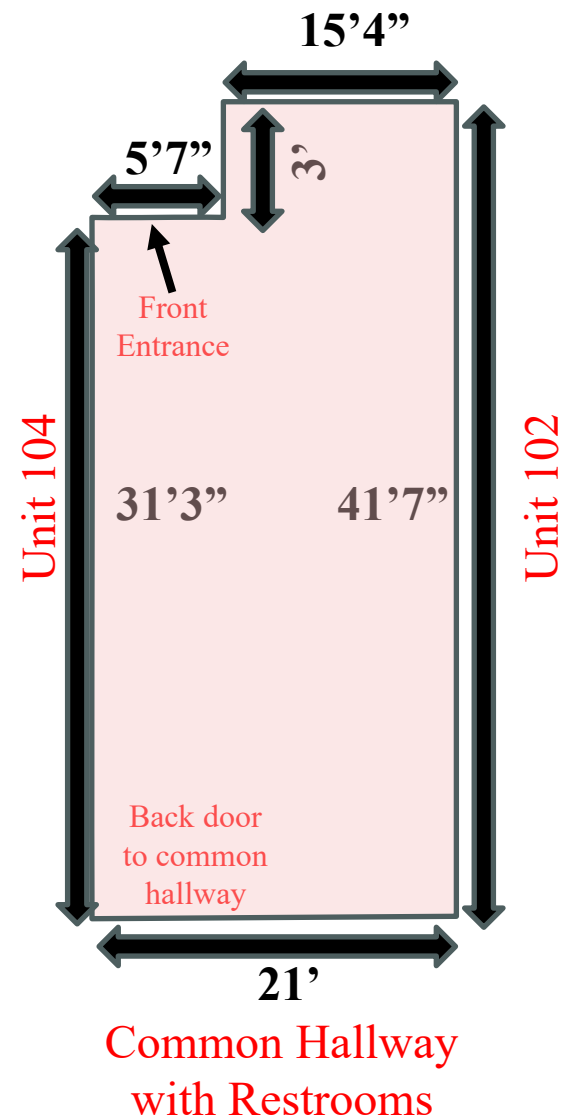


Unit 103

~859 sq. ft.

Ceiling Height ~9'0"

- Concrete Floors
- LED lighting
- Outlet available for window lighting
- Air handler unit in closet for easy access, condenser behind building
- Each unit controlled separately
- In floor drain (under air handler)
- Fire Sprinklers
- Direct access to shared bathrooms and hallway
- Back entrance for deliveries or employee access
- Potential to add space with either or both units on each side



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Unit 103
~859 sq. ft.



Unit 104

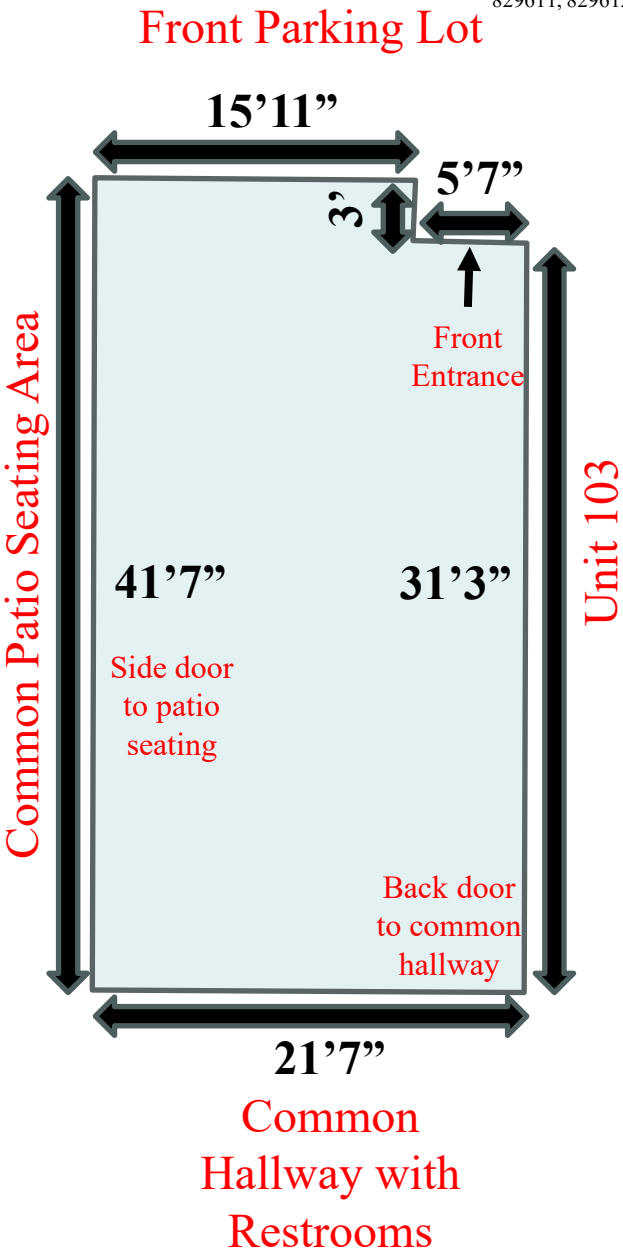
~879 sq. ft.

Ceiling Height ~9'0"

- Large windows for natural sunlight and access to common patio seating
- End Unit
- LED lighting
- Concrete Floors
- Outlet available for window lighting
- Air handler unit in closet for easy access, condenser behind building
- In floor drain (under air handler)
- Each unit controlled separately
- Fire Sprinklers
- Direct access to shared bathrooms and hallway
- Potential to add space with Unit 103
- Back entrance for deliveries or employee access



Common Patio Seating



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Unit 104
~879 sq. ft.

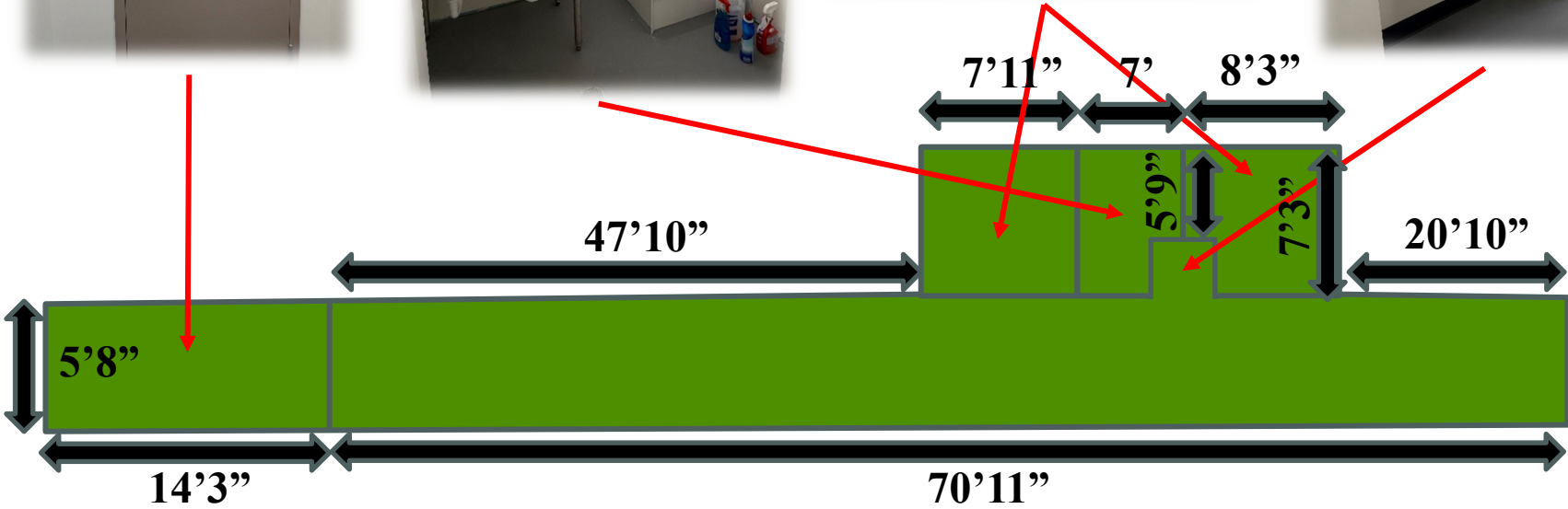


Common Hallway and Restrooms

~406 sq. ft.



ADA Bathroom



Exterior



General Property Information

UTILITIES

Water & Sewer - City of Ridgway

- Public Works - (970) 626-5378
- 1 water and sewer tap for building
 - Collected through Owner Association Fees
- Has the ability to monitor separately if needed

Trash – Bruin Waste

- (970) 864-7531
- Dumpster for trash is shared by all units, expense collected through Owner Association Fees

Electricity – San Miguel Power (970) 626-5549

- 4 Meters; each unit has their own meter
- 3 Phase power installed

Fiber Installed – Clearnetworx (970) 240-6600

Note: property does not have natural gas on property



Each unit has their own HVAC



Enclosed shared trash dumpster

AVAILABLE DOCUMENTS

Documents available upon request

General Property Documents

- ❖ Master Sign Plan
- ❖ Riverfront Village, Building CM building plans (permit set)
 - Caddis Collaborative, 10/14/22
- ❖ Condominium Subdivision Plat
 - Orion Surveying, 12/18/24
- ❖ Final (As Built) Survey
 - Monadnock Mineral Services LLC, 9/22/25
- ❖ Phase 1 Environmental Assessment
 - Grande River Environmental, 10/24/23
- ❖ Geotechnical Investigation
 - Huddleston-Berry Engineering & Testing, LLC, 4/27/20

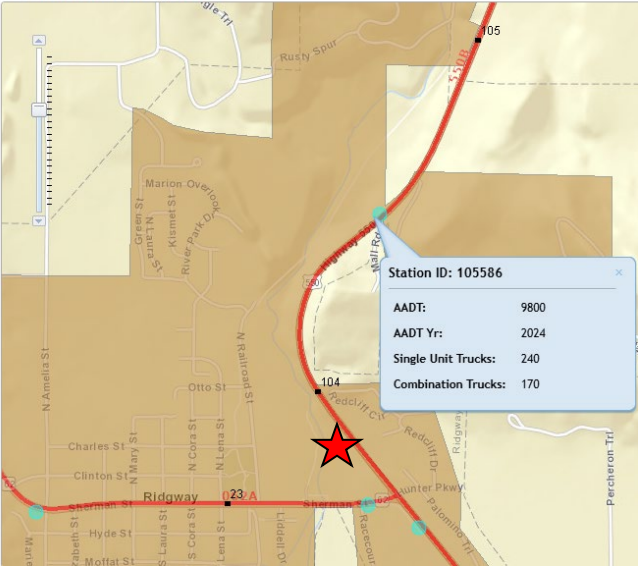
Owner Association Documents

- ❖ Riverfront Village Condominiums 2025 Budget
 - ❖ OA covers water, sewer, snow removal, landscaping, common lighting, trash etc.
- ❖ OA Board of Directors Meeting Minutes, 2/20/25
- ❖ Governance Policies and Procedures, 8/7/25



Colorado Department of Transportation (CDOT) Traffic Count*

Traffic Data Explorer



★ Subject Property



DAILY TRAFFIC (08/17/23)

Dir	0h	1h	2h	3h	4h	5h	6h	7h	8h	9h	10h	11h	12h	13h	14h	15h	16h	17h	18h	19h	20h	21h	22h	23h
P	12	4	3	4	6	27	88	196	305	397	401	458	423	432	508	581	591	680	387	223	143	87	46	18
S	7	8	11	7	22	95	411	571	515	431	386	403	372	447	431	430	546	391	294	200	157	112	49	26

P = Primary Direction: The direction of increasing mile posts (generally traffic heading to the north or east).

S = Secondary Direction: The direction of decreasing mile posts (generally traffic heading to the south or west).

FUTURE TRAFFIC (Projection Year 2045)

AADT	Year	Single Truck	Combined Trucks	% Trucks	DHV	Projected AADT	Projected Single Trucks	Projected Combined Trucks
9,800	2024	240	170	4.1	12	10,932	268	190

AADT: Annual average daily traffic is the total volume of highway vehicles for a year divided by 365 days.
It is a useful and simple measurement of how busy the road is.

*Raw Data taken from <https://dtdapps.coloradodot.info/otis/TrafficData>

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Four newly constructed **commercial condo units**

Excellent **visibility and access on Highway 550**, just minutes from downtown Ridgway

Located in a **growing residential and commercial hub** near the Uncompahgre River

Zoned GC – General Commercial: suitable for retail, restaurant and more

Units can be **combined** for additional space

Owner is open to Build to Suit

Polished **concrete floors**

Access to **shared hallway** and **ADA-compliant restrooms**

HVAC system housed in closet

In-floor drain

Rear entrance for deliveries

*Units are available for Lease
Call Listing Office for
additional information*

