

100 Campbell



Ridgway, CO

COMMERCIAL LEASE INFORMATION PACKET



Contact Joey Huskey and 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

100 Campbell Ridgway, CO

Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Base \$/Sq.Ft.	NNN/mo	Total Monthly	Yearly \$/Sq.Ft. w/NNN
1,170	\$1,170.00	\$14,040	\$12.00	\$787.80	\$1,957.80	\$20.08

Prime Corner Commercial Space in Downtown Ridgway

Position your business for success in this **1,170 sq. ft. prime corner commercial unit** located in the heart of busy downtown Ridgway. The space features an **open floor plan with a separated back area**, making it ideal for a **café, retail shop, or professional office**. A **shared common restroom** is available for tenants within the building.

Situated just **one block from the Ridgway Town Park** and **less than a quarter mile from the intersection of Highways 550 and 62**, this location provides excellent accessibility and visibility. Highway 550 connects **Montrose to the north and Ouray to the south**, while Highway 62 serves as the main route to **Telluride**, creating consistent daily traffic through the area.

The property is surrounded by **historic downtown Ridgway restaurants, coffee shops, specialty retail, and the post office**, and is close to the many outdoor recreation opportunities that draw both **local residents and year-round tourism**.

Don't miss the opportunity to establish your business in one of Ridgway's high-traffic downtown locations.

Entire Property for Sale MLS# 821337

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Directions to Property

← from 101 US-550, Ridgway, CO 81432
to 158 Liddell Dr, Ridgway, CO 81432

1 min (0.3 mile)



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

101 US-550
Ridgway, CO 81432

↑ Head south on CO-62 W/Sherman St toward
Sherman St

0.3 mi

← Turn left onto Liddell Dr
Destination will be on the left

285 ft

158 Liddell Dr
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

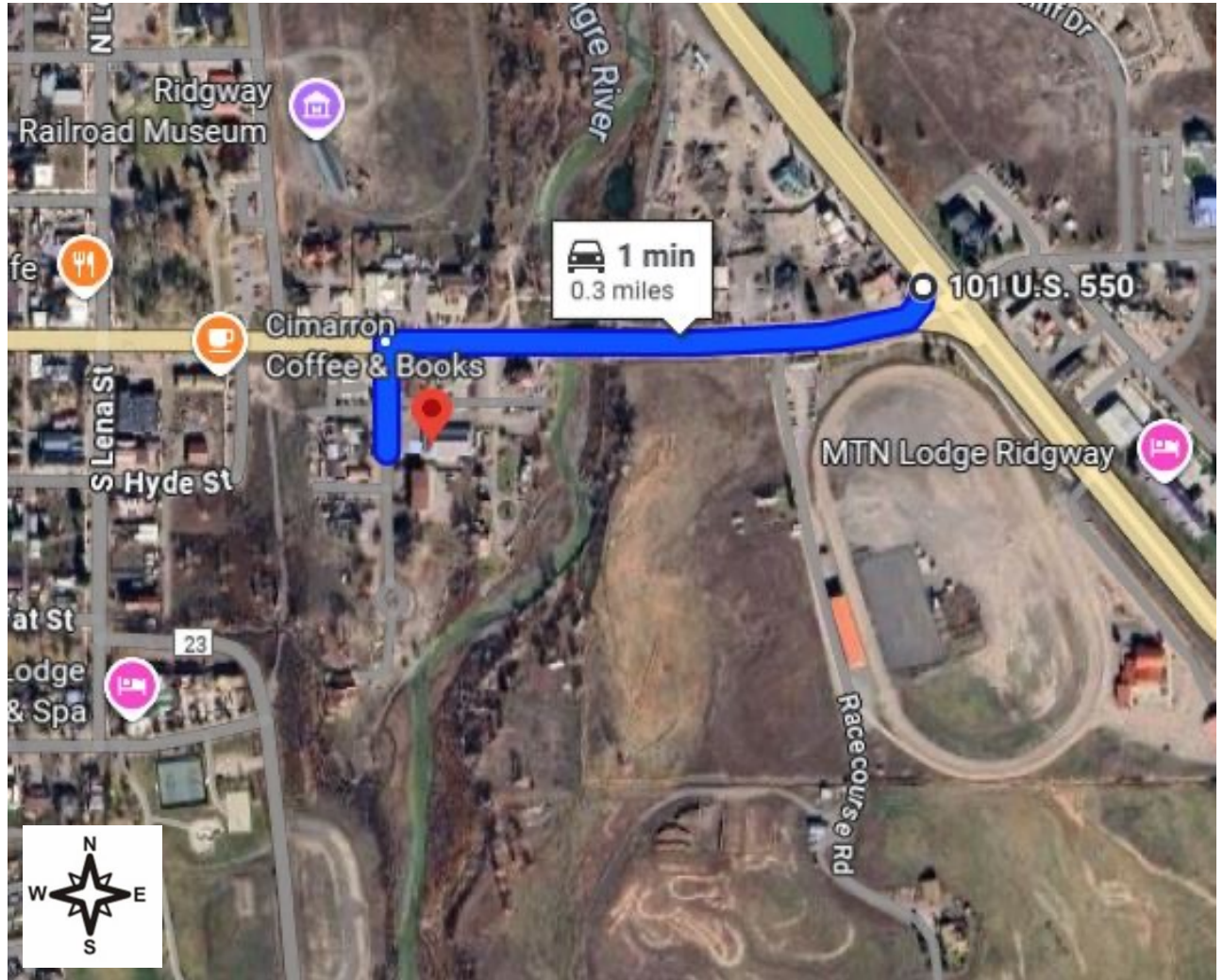


Photo from Google Maps



Rev J

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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

2025 \$19,614.52

Assessment Information

Actual (2025) \$1,149,720

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

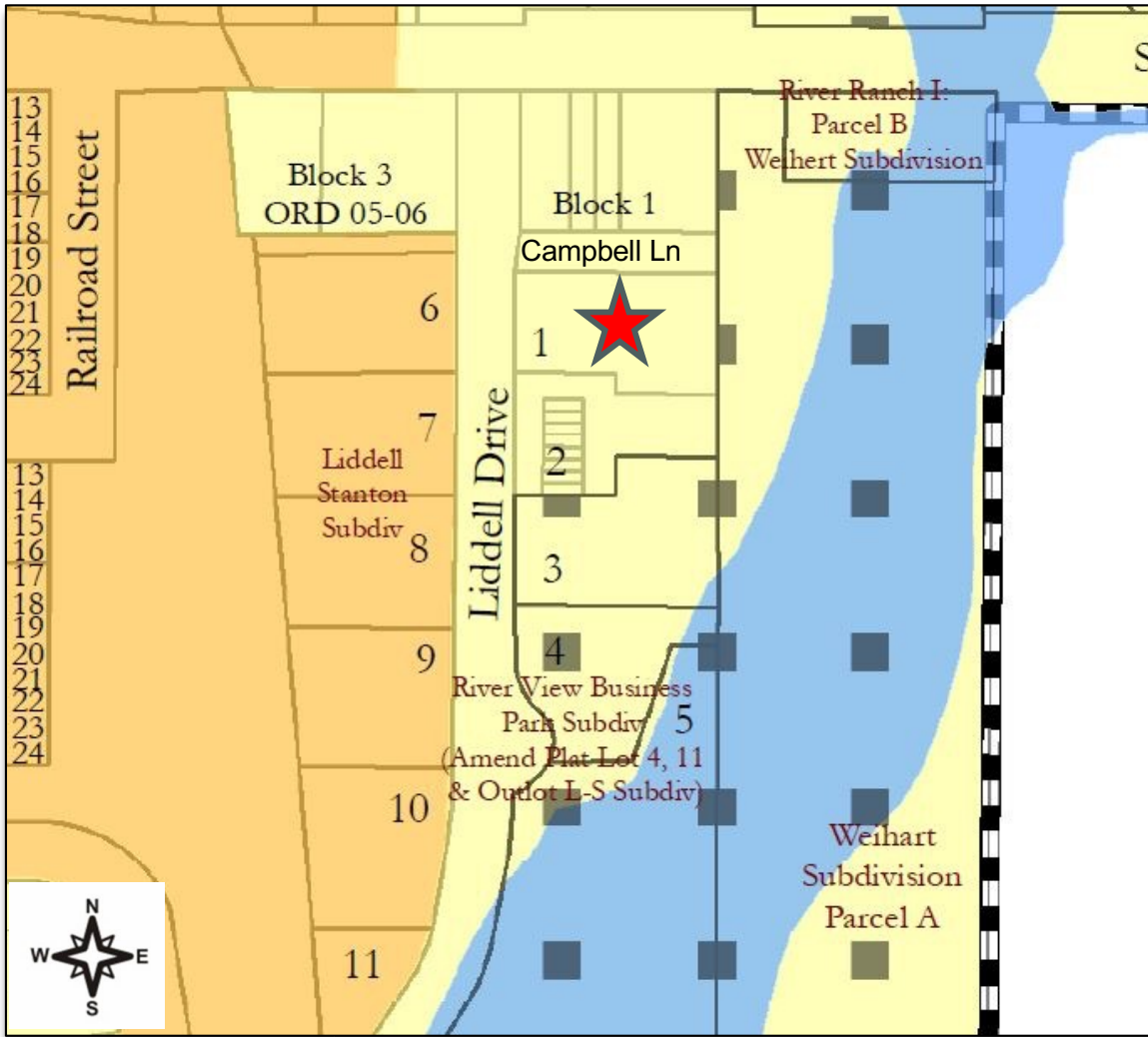
Partial Remodel: 2024

Tax amount shown here is for the entire building.

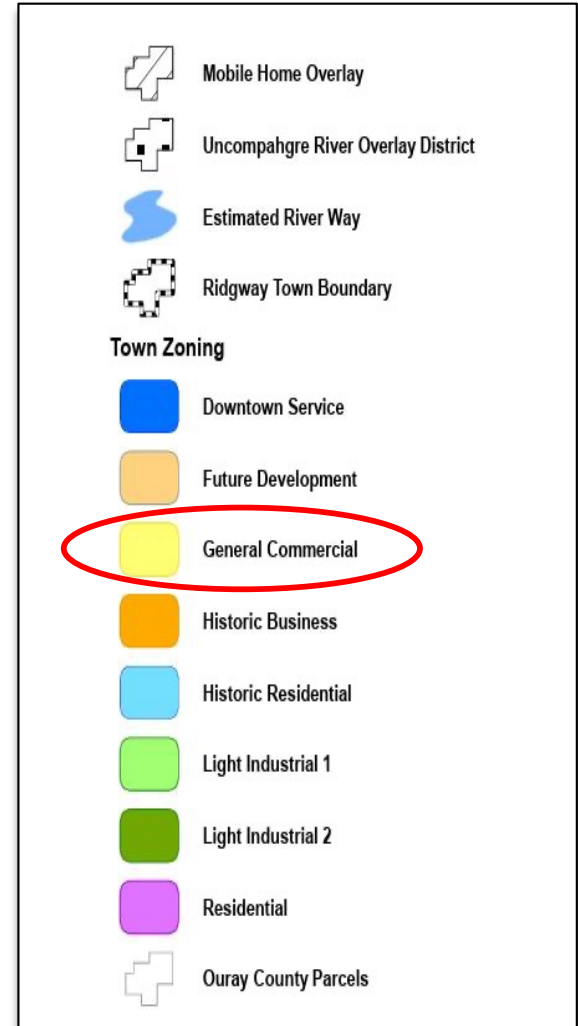
*For more information, please contact the Ouray County Assessor at (970) 325-4371



City of Ridgway Zoning Map



City of Ridgway 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 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	R	C		
	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	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	
Manufacturing, Heavy								C	C		
Parks and Open Space	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	



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									
	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	
	Parking Facility					R		R			
Warehousing & Freight	Truck Repair Shop									R	
	Warehouse Facility							C	C	R	
Accessory Uses	Wholesale establishment and/or distribution								R	R	
	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	R	R	7-4-6(H)
	Outdoor Storage	R	R	R	R	R	R	R	R	R	7-4-6(L)



Campbell Lane

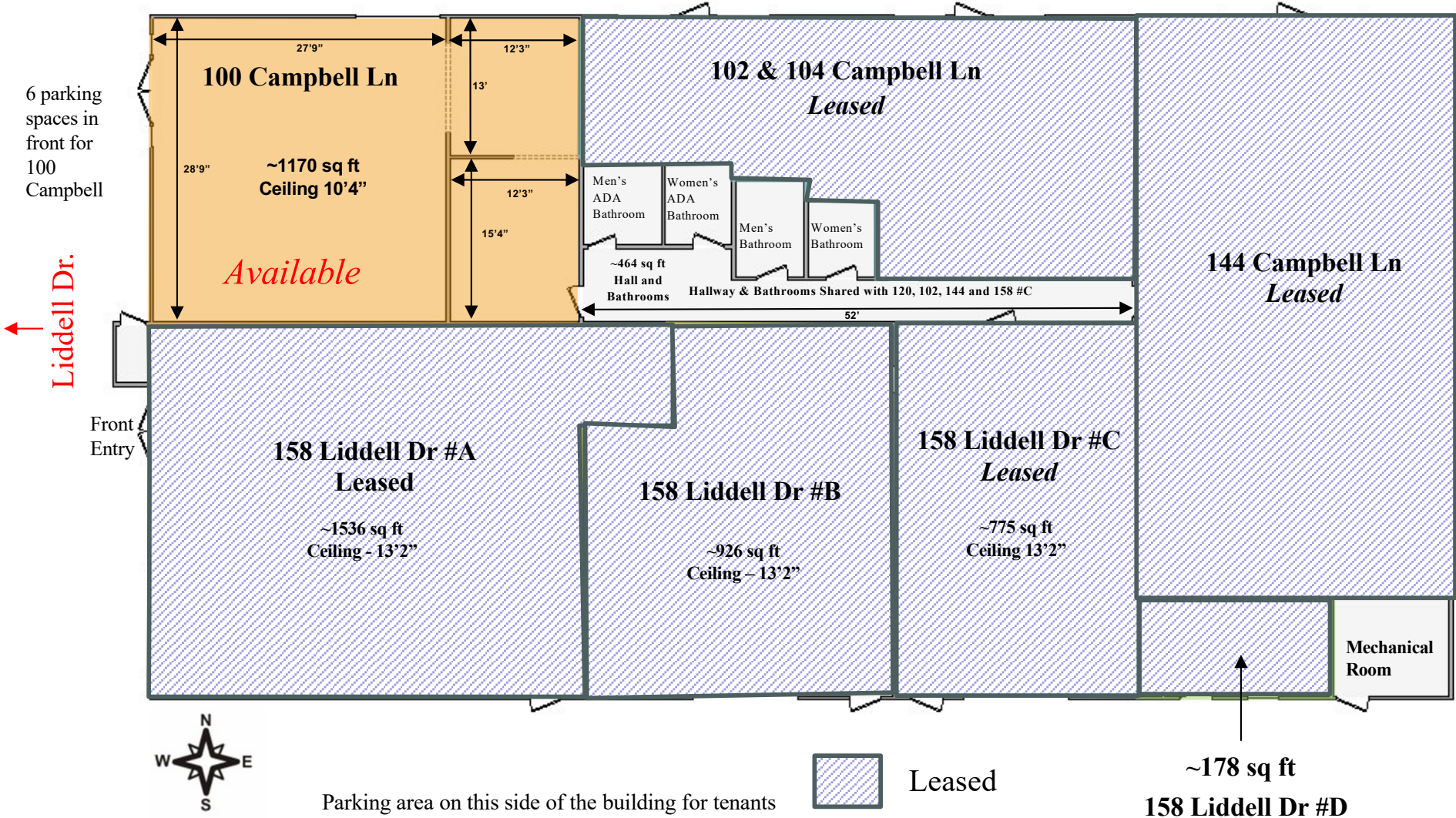
Floorplan

Building Total Sq Ft – 7,909

Street parking

Street parking

Street parking



Leased

Parking area on this side of the building for tenants

Measurements are deemed accurate, but should be verified
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General Lease Information

- Security Deposit equal to one-month base rent
- Tenant is responsible for the following:
 - NNN Charges:
 - Water, sewer, trash, natural gas and electricity
 - Landscaping and snow removal
 - Building insurance
 - Building taxes
 - Maintenance repairs
 - Tenants Responsibility
 - Internet and phone
 - Cleaning in their unit(s)
 - Maintaining a \$1M liability insurance policy
- Possession
 - Upon signing of lease, submission of security deposit, first month's lease payment and proof of insurance.

Property Utility Information

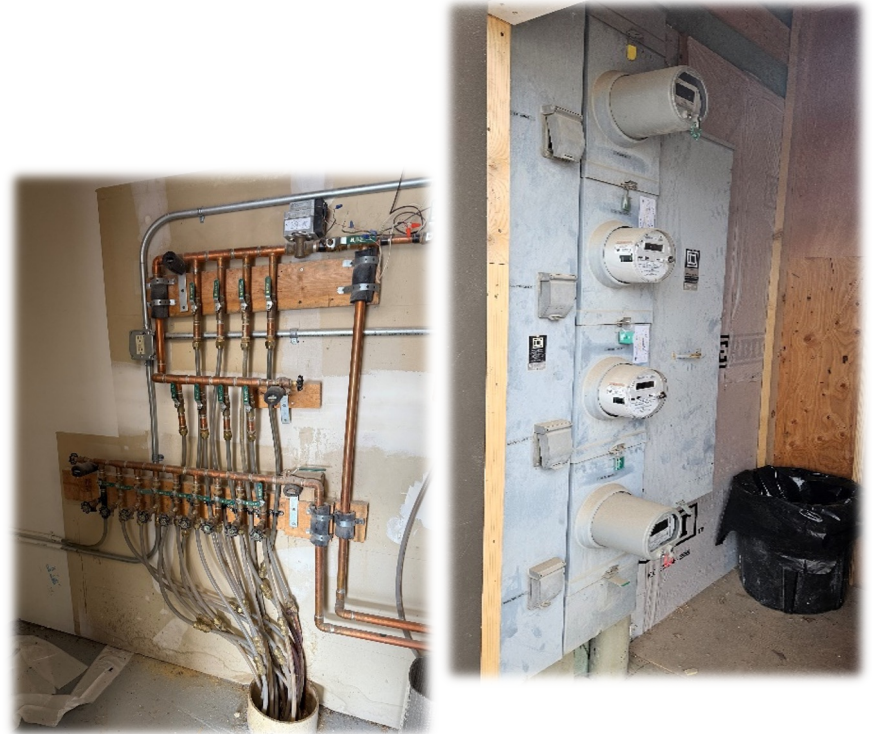
UTILITIES

- Water/Sewer/Trash - City of Ridgway
 - (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 – Clearnetworx (970) 240-6600

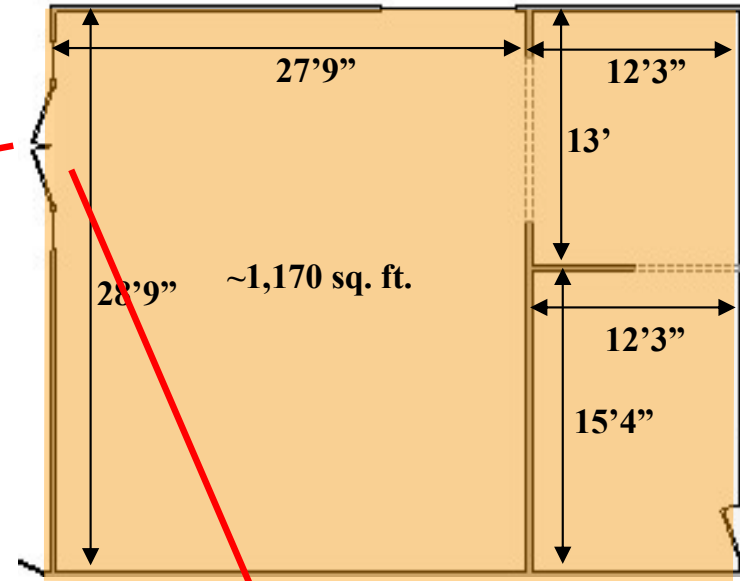
Renovation Upgrades

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 Lane 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.



100 Campbell



- ~1,170 sq. ft.**
- Open Floor plan
 - Ceiling Height 10'4"
 - 4 Shared Bathrooms
 - Storage or Office Space
 - Hot water baseboard heat
 - No A/C



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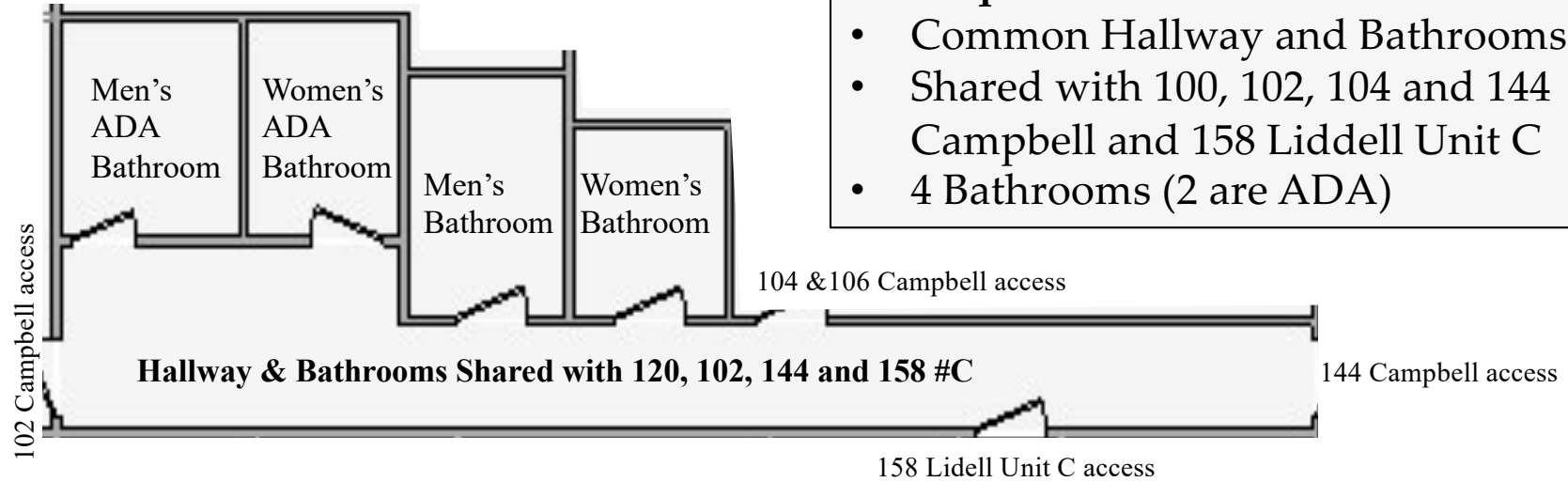
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Door to common hallway and
bathroom

Common Hallway and Bathrooms



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1,170	\$1,170.00	\$14,040	\$12.00	\$787.80	\$1,957.80	\$20.08

- 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 looking to capitalize on the high volume of local and tourist traffic



\$1,170 + NNN