

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



COMMERCIAL SALE INFORMATION PACKET



102 Campbell Lane
Ridgway, Colorado

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

Fully Leased!

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. There is an open unit for an end user or additional income and 6 leased units for the perfect combination of income possibility!

Current Leased Units:

- ❖ **144 Campbell ~1,605 sq. ft.** - Open layout for brew pub and back kitchen area. Opens to large patio area for expanded seating.
- ❖ **100 Campbell ~1,170 sq ft** – Prime corner unit with large windows, perfect for café, retail or office space.
- ❖ **102 & 104 Campbell ~1,017 sq. ft.** – Features two distinct spaces, ideal for office or boutique retail.
- ❖ **158 Liddell, Unit A ~1,536 sq. ft.** – Spacious, open layout with high ceilings and an overhead door.
- ❖ **158 Liddell, Unit B ~926 sq. ft.** – Includes secure storage, a small break room, and an overhead door—perfect for light industrial or operational needs.
- ❖ **158 Liddell, Unit C ~775 sq ft** – Open warehouse, high ceilings and overhead door.
- ❖ **158 Liddell, Unit D ~178 sq. ft.** – Compact office or storage with exterior access.

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.

Contact John Renfrow
(970) 249-5001 / (970) 874-1500

www.RenfrowRealty.com

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

161 ft

📍 Destination will be on the right
- 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

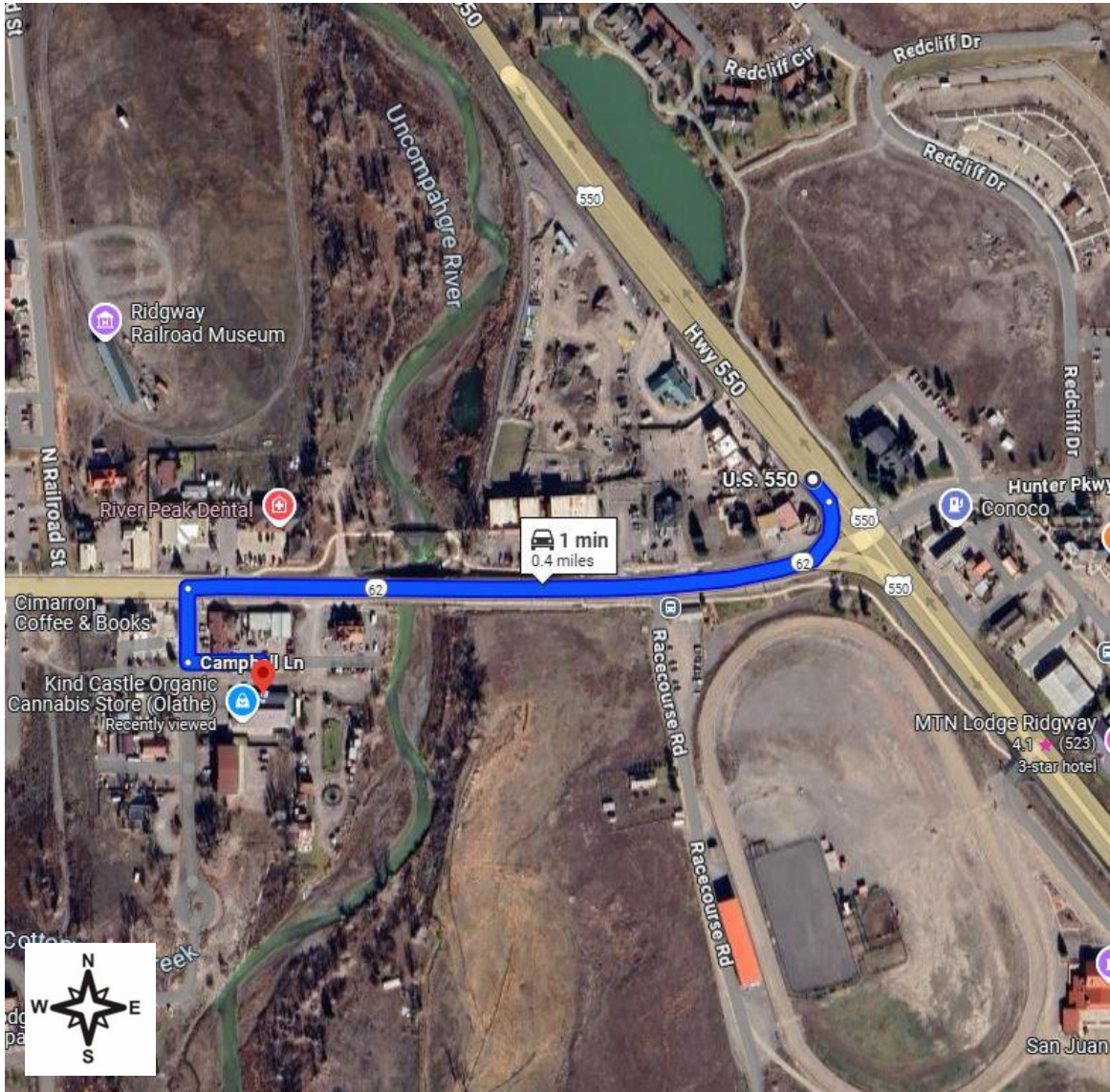


Photo from Google Maps



Ouray County Assessor Property Account Detail

Account Detail

Account: R001895

Legal Description

Owner Information

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

Tax Information

2025

\$19,614.52

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

Assessment Information

Actual (2026)

\$1,149,720

Type	Actual	SQFT
Improvements	\$514,380	7,909
Land	\$635,340	21,736

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



APOD / Cap Rate*

Listing Price:
\$1,595,000

Cap Rate = \$95,353/\$1,595,000
Cap Rate ~ 5.98%

- ❖ Rental income amounts are actual (this assumes no property manager is involved)
- ❖ **NNN Tenant pays:**
 - ❖ Landscaping and snow removal
 - ❖ NNN charges (utilities, property tax and building insurance)
- ❖ 2 Gross leases
- ❖ Rent Roll available
- ❖ Additional information can be provided upon request
- ❖ Disclosure statement will need to be signed prior to release

Address: 100 Campbell Lane, Ridgway, CO		Type of Property: Mixed Use - Commercial
Size of Property: ~7,909 sq ft		Date of Report: 07/07/2026
Purchase Price: \$1,595,000		
Income		
Item	Amount	Comments
Gross Rental Income	\$97,716	Actual Income
Other Income	\$42,364	NNN Collected
Total Income	\$140,080	
Expenses		
Item	Amount	Comments
Property Taxes	\$19,615	2025 Actual
Property Insurance	\$8,504	2026 Actual
Source Gas	\$3,296	1 Year - Actual
Electricity	\$11,597	1 Year - Actual
Water/Sewer/Trash	\$1,715	1 Year - Actual
Total Expenses	\$44,727	
Net Operating Income		\$95,353
CAP Rate (NOI / Purchase Price)		5.98%

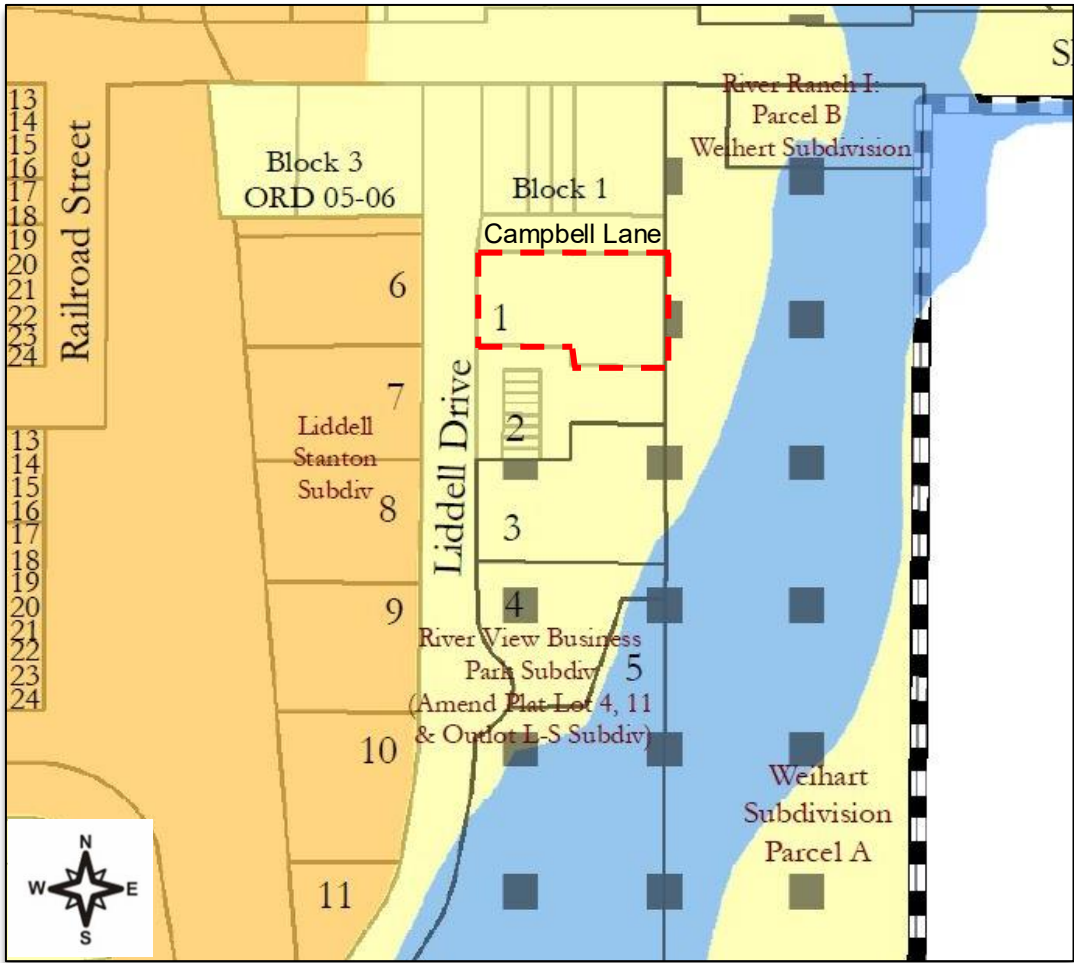
** Information deemed reliable but not guaranteed.
Information is unaudited and should be verified.*

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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 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	

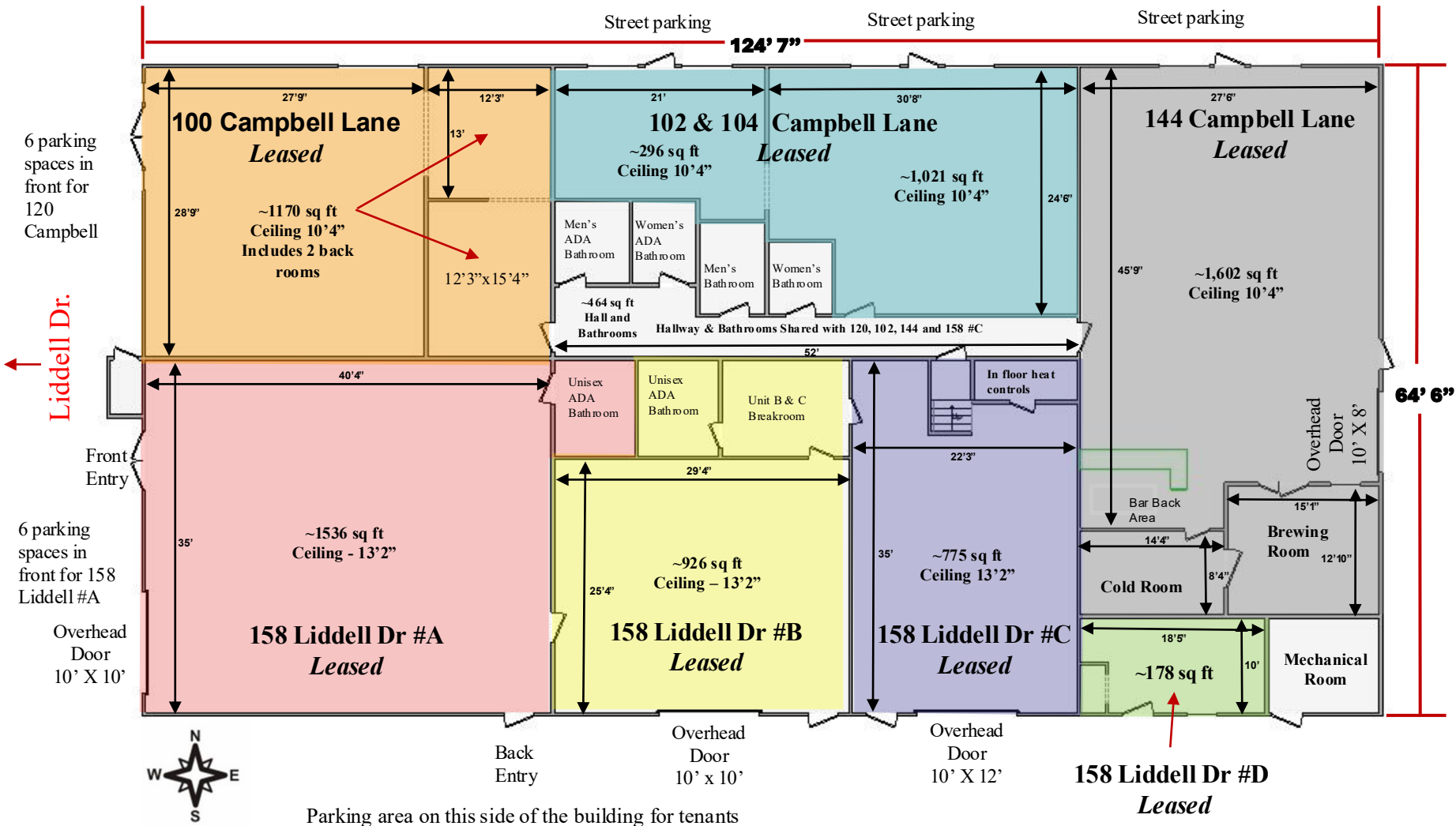
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Use Category	Land Use	R	HR	MR	FD	HB	DS	GC	LI	GI	Use-Specific Standards
R – Allowed by Right C – Conditional Use Permit Required											
	Government Buildings & Facilities	R	R	R		R	R	R	R	R	
	Electric Power Substations								C		
	Recycling Facility										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)
	Retail Store			C		R		R		C	
Storage	Cold Storage Plants								R	R	
	Contractor Construction Yards								C	R	
	Mini-Storage Warehouse								R	R	
	Outdoor storage of supplies, machinery, equipment, or products								C	C	
Vehicles and Equipment	Auto, Boat, and recreational vehicle sales or leasing							C		R	
	Auto Service or Wash							C		R	
	Auto Fuel Sales							C			
	Parking Facility					R		R			
Truck Repair Shop	Truck Repair Shop									R	
Warehousing & Freight	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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100 Campbell Lane - Leased ~1,170 sq. ft.



102 & 104 Campbell Lane - Leased ~1,017 sq ft



144 Campbell Lane – Leased ~1,602 sq. ft.



144 Campbell Lane - Leased ~1,602 sq. ft.



158 Liddell Dr #A - Leased ~1,536 sq. ft.



158 Liddell Dr #B - Leased
~926 sq. ft.



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



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.



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 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.



Unit General Information

100 Campbell Lane

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

102 & 104 Campbell Lane

- ~1,017 sq ft
- Leased
- Hot Water Baseboard Heat
- Direct access to common area restrooms
- 20-gallon water heater

144 Campbell Lane

- ~1,602 sq ft
- 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
- Leased
- Overhead Door
- Private ADA Bathroom
- In-floor heat
- Wired for a security system

158 Liddell, Unit B

- ~926 sq ft
- Leased
- 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
- Leased
- 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
- Leased
- Exterior access door
- Small cabinet and closet

RECAP

- ~7,909 sq ft Commercial Investment property in historic downtown Ridgway, CO
- Fully Leased, Steady flow of income
- Two shared ADA bathrooms added in 2024, are accessible to Campbell Lane units and 158 Liddell, Unit #C
- 6 parking spaces parking in front of 100 Campbell Lane and 6 spaces in front of 158 Liddell, Unit A. Street parking in front of Campbell Lane 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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