

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



**COMMERCIAL LEASE INFORMATION PACKET**



Rev A

Contact Joey Huskey  
(970) 249-5001 / (970) 874-1500

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

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

Member of:



AN RMCRE NETWORK PARTNER

[www.RMCRE.com](http://www.RMCRE.com)

## Executive Summary

205 Jasper Lane  
Ridgway, CO

MLS#	Unit #	Base Rent	Building Sq.Ft. (MOL)	Base Sq. Ft. Price/Year	NNN Fees**
829613	101	\$ 1,442	824	\$21	TBD
829614	102	\$ 1,253	752	\$20	TBD
829615	103	\$ 1,432	859	\$20	TBD
829616	104	\$ 1,685	879	\$23	TBD

***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 for a quality commercial space in one of Ridgway's most active growth corridors where small-town charm meets modern development.

***Schedule your tour today!******Joey Huskey or John Renfrow******Renfrow Realty (970) 249-5001***

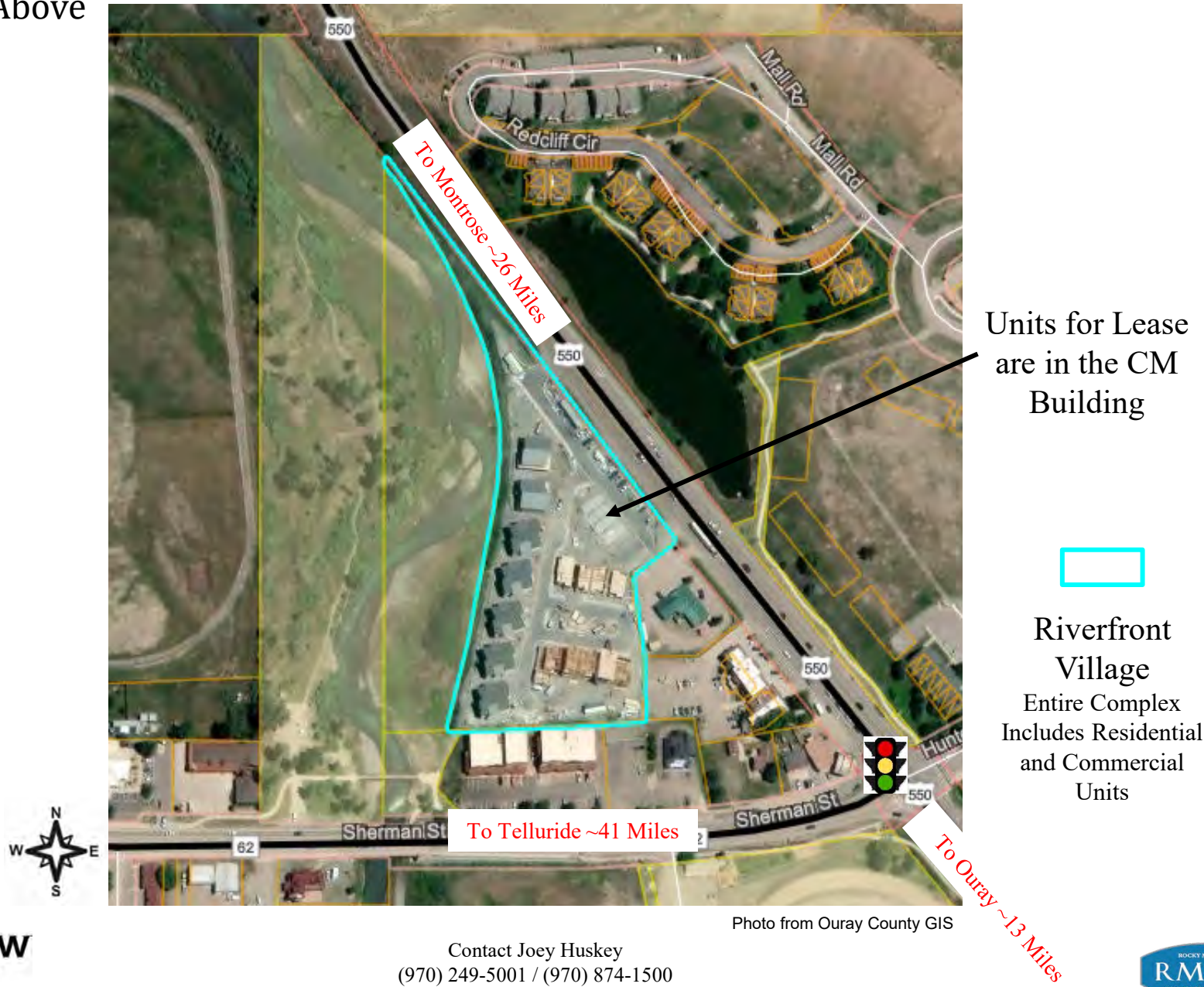
\*\*NNN fees will be added to the  
Base Rent

*Units are listed for Sale. Call listing office for additional information.*



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

# View from Above



Units for Lease  
are in the CM  
Building



Riverfront  
Village  
Entire Complex  
Includes Residential  
and Commercial  
Units

Photo from Ouray County GIS



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# Ouray County Assessor Property Account Detail

Account Detail

Unit 101	Unit 102
Account: R007061	Account: R007062

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



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# Ouray County Assessor Property Account Detail

Account Detail

<b>Unit 103</b> <b>Account: R007063</b>	<b>Unit 104</b> <b>Account: R007064</b>
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Legal Description

<b>Parcel Number</b> 430516250003	<b>Parcel Number</b> 430516250004
<b>Legal Summary</b> Subd: RIVERFRONT VILLAGE CONDOMINIUMS, A COLORADO COMMON INTEREST COMMUNITY Unit: AIR SPACE UNIT 103 BUILDING CM S: 16 T: 45 R: 8	<b>Legal Summary</b> Subd: RIVERFRONT VILLAGE CONDOMINIUMS, A COLORADO COMMON INTEREST COMMUNITY Unit: AIR SPACE UNIT 104 BUILDING CM S: 16 T: 45 R: 8

Assessment Information

<b>Actual (2025)</b>			\$210,890	<b>Actual (2025)</b>			\$216,040
<b>Type</b>	<b>Actual</b>	<b>SQFT</b>		<b>Type</b>	<b>Actual</b>	<b>SQFT</b>	
<b>Structure</b>	\$210,890	859		<b>Structure</b>	\$216,040	879	

Estimated Tax Information

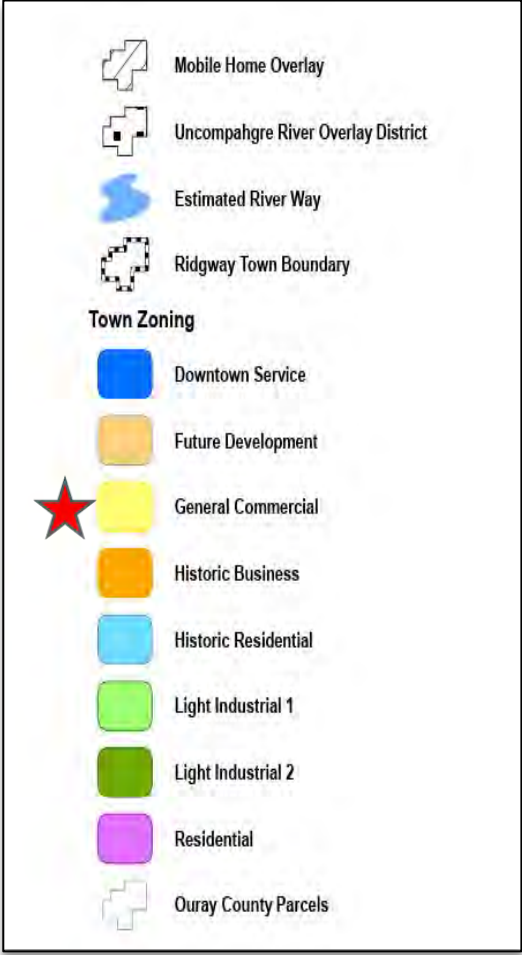
2025	\$3,629.00	2025	\$3,717.60
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For more information, please contact the Ouray County Assessor at (970) 325-4371



# 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) 325-7320 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



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				
	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			
	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	
	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	

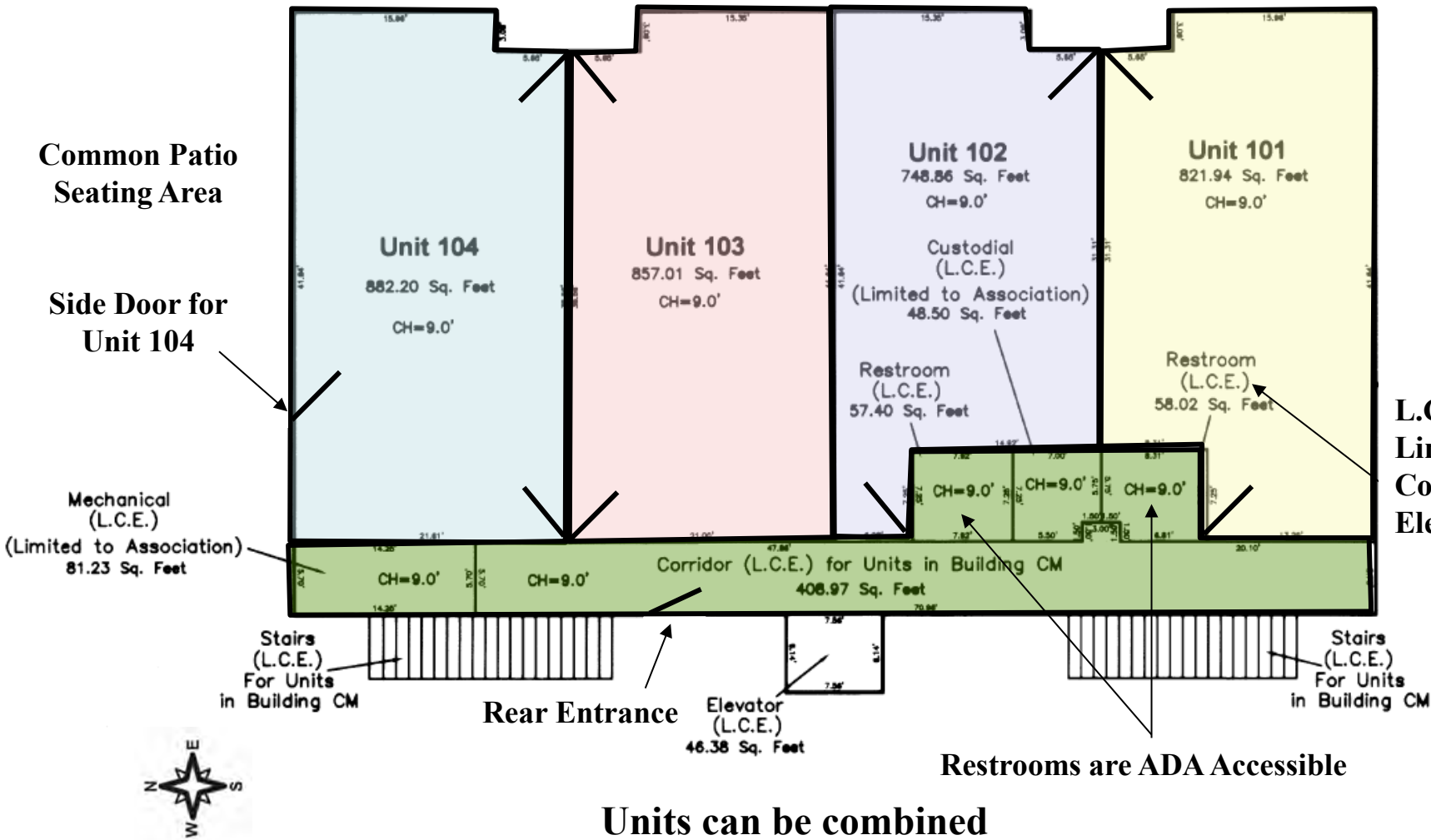
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Use Category	Land Use	R	HR	MR	FD	HB	DS	GC	LI	GI	Use-Specific Standards
	R – Allowed by Right	C – Conditional Use	Permit Required								
	Government Buildings & Facilities	R	R	R		R	R	R	R	R	
	Electric Power Substations								C		
	Recycling Facility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



# Unit 101

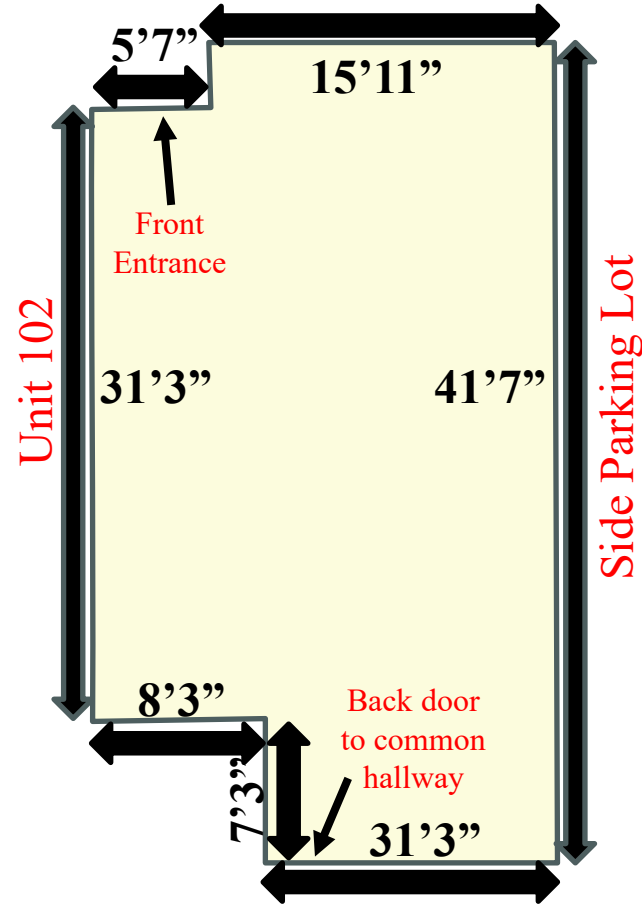
~824 sq. ft.

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



## Front Parking Lot



## Common Hallway with Restrooms

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



Unit 101  
~824 sq. ft.

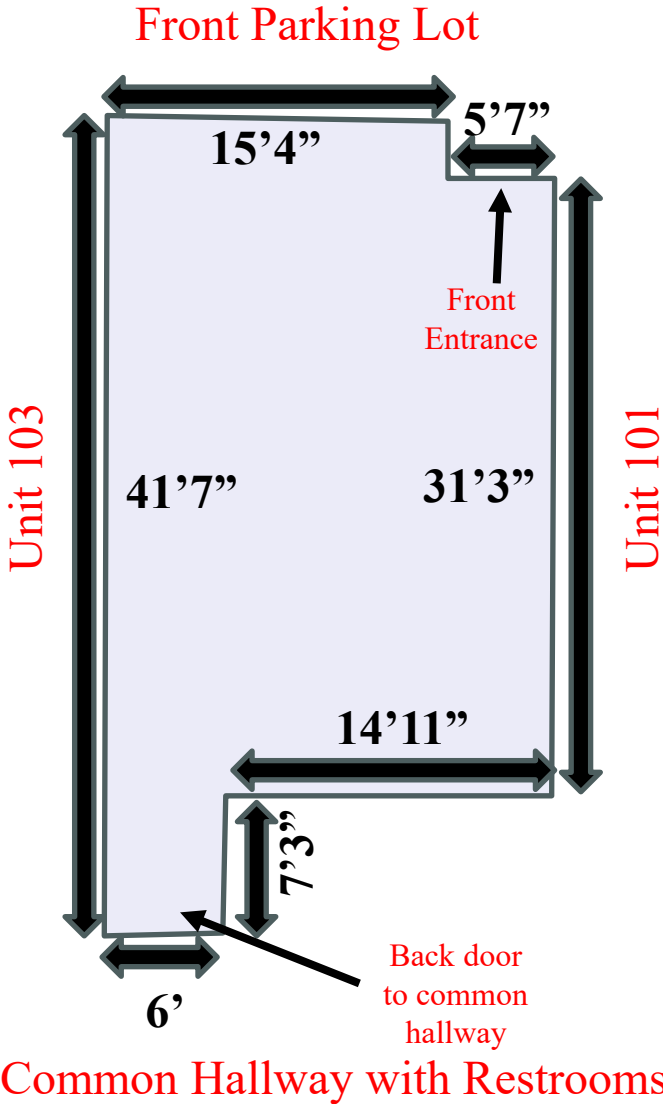




# Unit 102

~752 sq. ft.

Ceiling Height ~9'0"



- 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 lighting

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



Unit 102  
~752 sq. ft.



# Unit 103

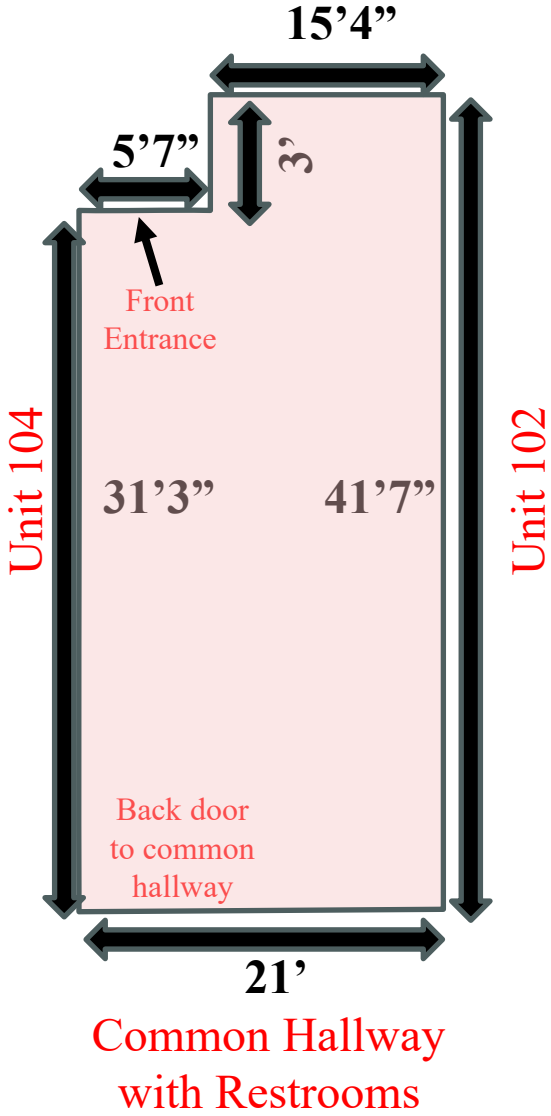
~859 sq. ft.

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



Front Parking Lot



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





Unit 103  
~859 sq. ft.



# Unit 104

~879 sq. ft.

Ceiling Height ~9'0"

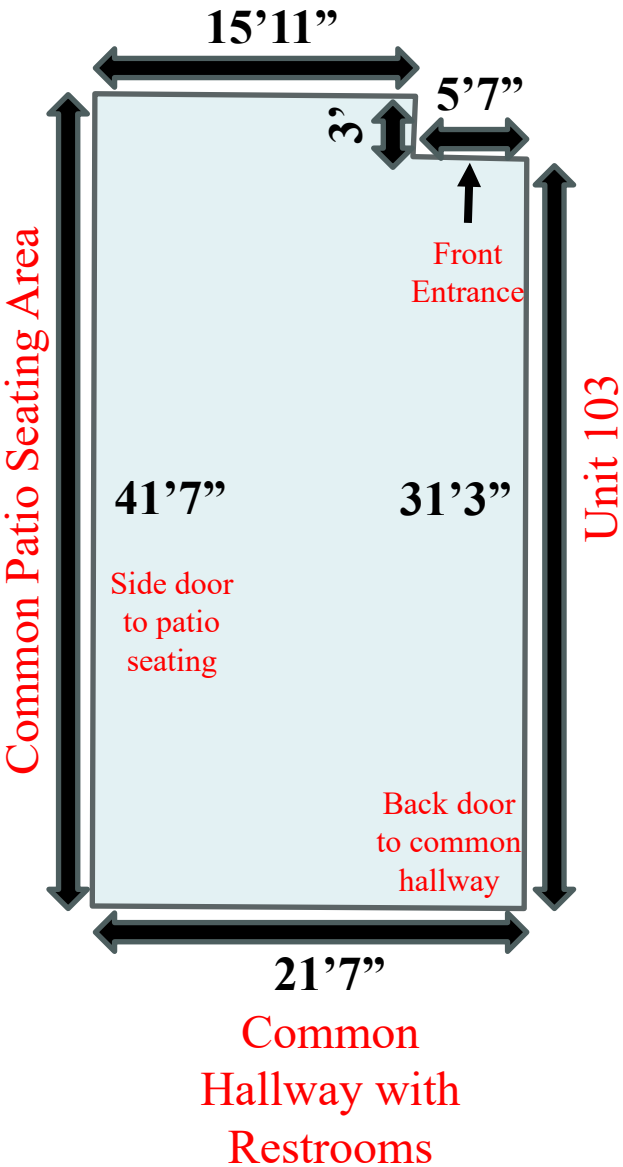
- Large windows for natural sunlight and access to common patio seating
- End Unit
- LED lighting
- Concrete Floors
- Outlet available for window lighting
- Air handler unit in closet for easy access, condenser behind building
- In floor drain (under air handler)
- Each unit controlled separately
- Fire 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



Front Parking Lot



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Unit 104  
~879 sq. ft.



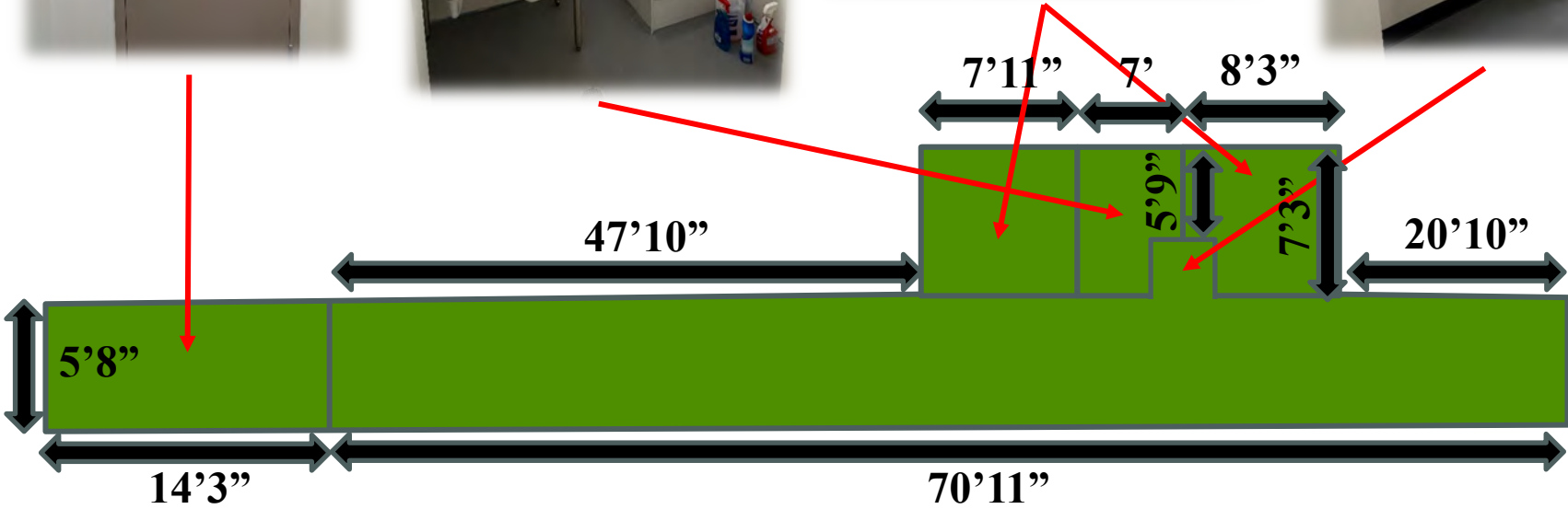


# Common Hallway and Restrooms

~406 sq. ft.



ADA Bathrooms



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

## LEASE TERMS & CONDITIONS

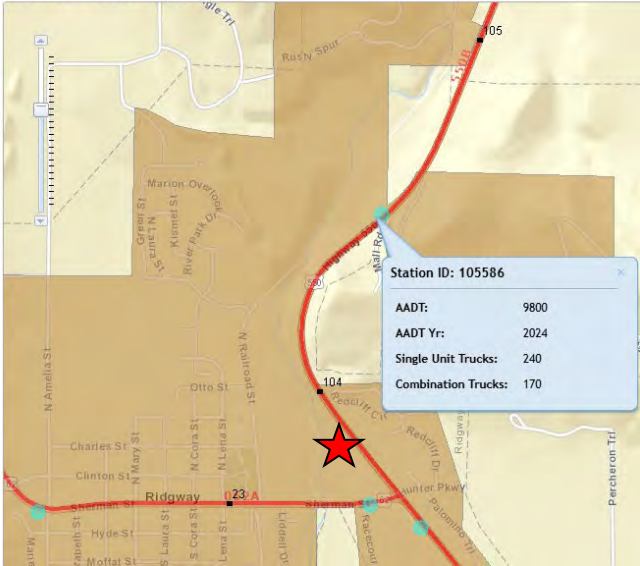
### NNN LEASE

Tenant is responsible for :

- ❖ NNN and OA Fees:
  - ❖ NNN fees include: OA fees, building taxes & building insurance
  - ❖ OA fees include: including but not limited to landscaping, snow removal, common area electric, fire alarm monitoring maintenance, accounting
  - ❖ Fees to be determined
- ❖ Utilities: Electric will be transferred to tenant's name
  - ❖ Internet, phone and security system if tenant chooses
- ❖ Liability Insurance: Tenant shall maintain a \$1M liability policy with owner listed as additionally insured
- ❖ Security Deposit: Amount is equal to one month rent
- ❖ Possession: Upon signing of lease, payment of first month rent, security deposit, provide proof of insurance and transfer of utilities
- ❖ Tenant will need to review Sign Plan – document available by request



Traffic Data Explorer



★ Subject Property



Colorado Department of Transportation (CDOT) Traffic Count\*



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>

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

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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**

\*\*NNN fees will be added to the Base Rent

*Units are also available for Sale  
Call Listing Office for  
additional information*

