

195 S Lena Street, Unit A
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

Commercial Unit in the Historic Business District



~Unit Sq.Ft.	Listing Price	Price Per Sq.Ft.
599	\$264,888	\$442.22

Set in the heart of downtown Ridgway, Colorado, this distinctive 599-square-foot commercial condominium offers a rare opportunity to own a refined professional address within the coveted Historic Business District—one of the most desirable and walkable locations in the region. Built in 2006, this unit pairs an enviable, high-visibility setting with a thoughtfully designed interior built for both productivity and prestige. A welcoming lobby and dedicated reception area greet clients with polish, while three private offices provide quiet, flexible space for a growing practice or boutique enterprise. One office already features an installed sink, and the remaining two offices are ready to have sinks added back in, lending exceptional versatility for medical, wellness, creative, or professional use. Abundant built-in storage shelving keeps the space organized and turnkey, ready for a new owner to simply step in and make it their own. For the discerning buyer seeking a landmark location, lasting value, and the timeless character of historic Ridgway, this is an opportunity well worth aspiring to.

Offered at \$264,888

Schedule your private showing today!

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Directions to Property

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

Coming from Ouray you will be heading North on Hwy 550 and turn Left onto Hwy 62 at the stop light

↑ Head toward Racecourse Rd

0.4 mi

← Turn left onto S Lena St

i Destination will be on the right

312 ft

195 S Lena St
Ridgway, CO 81432

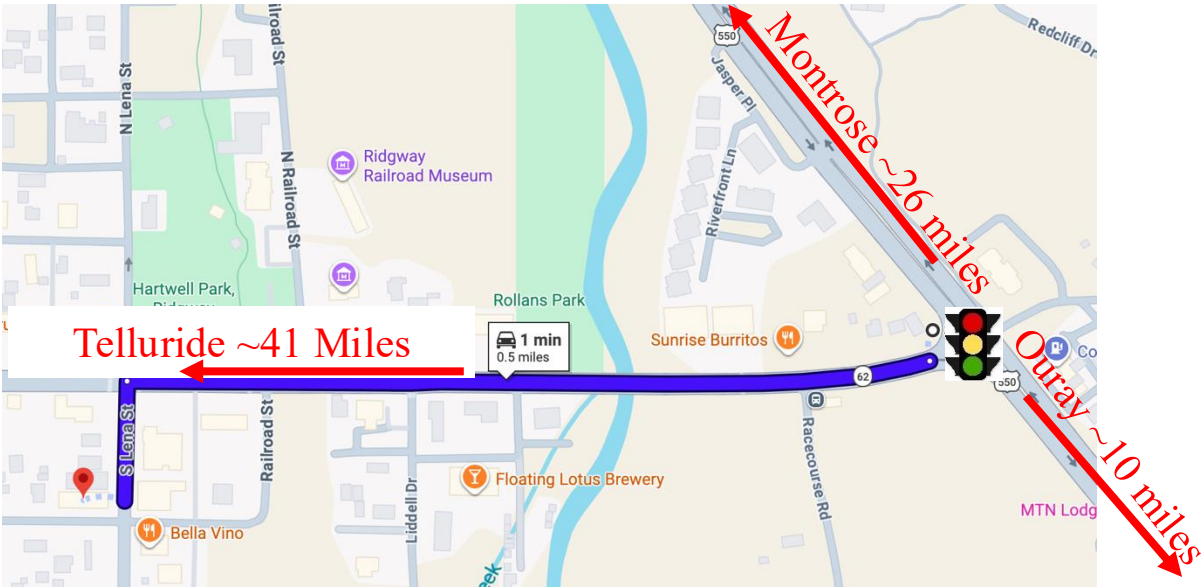
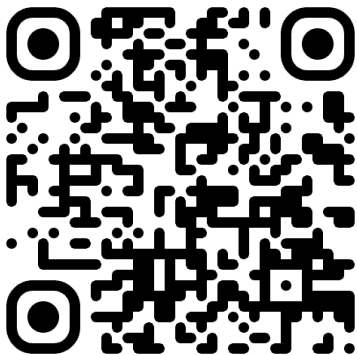


Photo from Google Maps

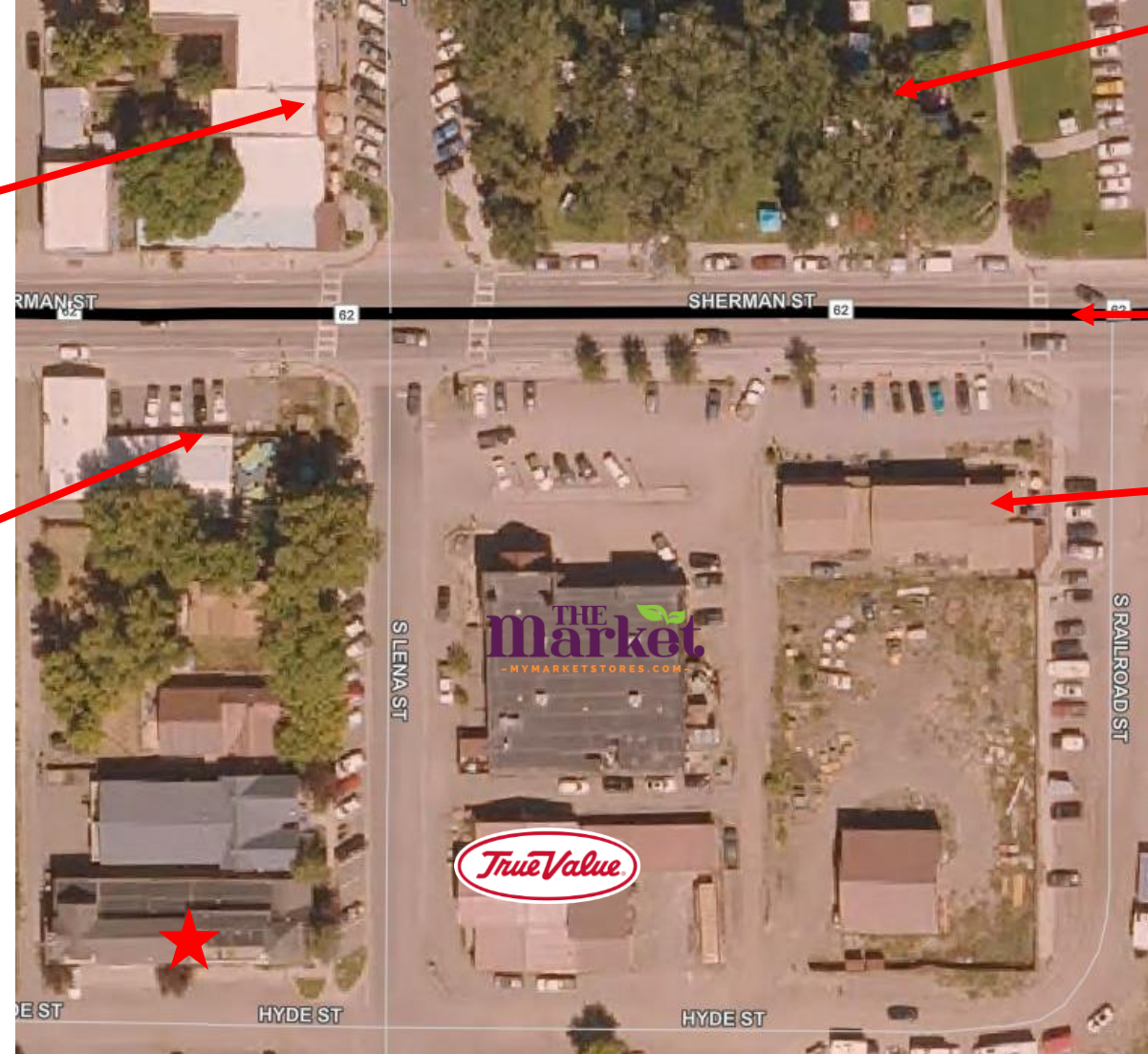


Scan QR code for
Google Map Directions

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View from Above



Hartwell Park
Location of
Ridgway
Farmers Market
and many many
other events

High Traffic -
Highway 62

cimarron
COFFEE ROASTERS



★ Subject
Property



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Photo from Ouray County GIS



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

Ouray County Assessor Property Account Detail*

Account Detail

Account: **R005923**

Tax Information

2025 (Actual) \$3,662.32

Assessment Information

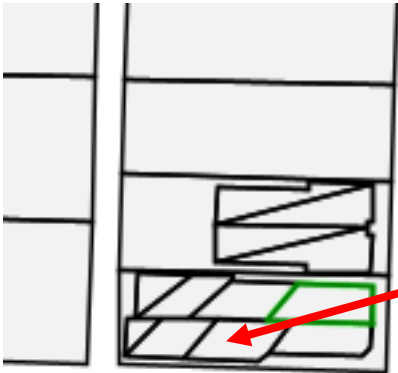
Actual (2026) \$214,680

Legal Description

Parcel Number: 4305-163-27-001

Legal Summary: Subd: REDCLIFF TWO
CONDOMINIUMS Unit: A S: 16 T: 45 R: 8

Actual Year Built: 2006



Note that this unit is shown on the front side of
the building on the Assessor Site/GIS map
(shown in Green)

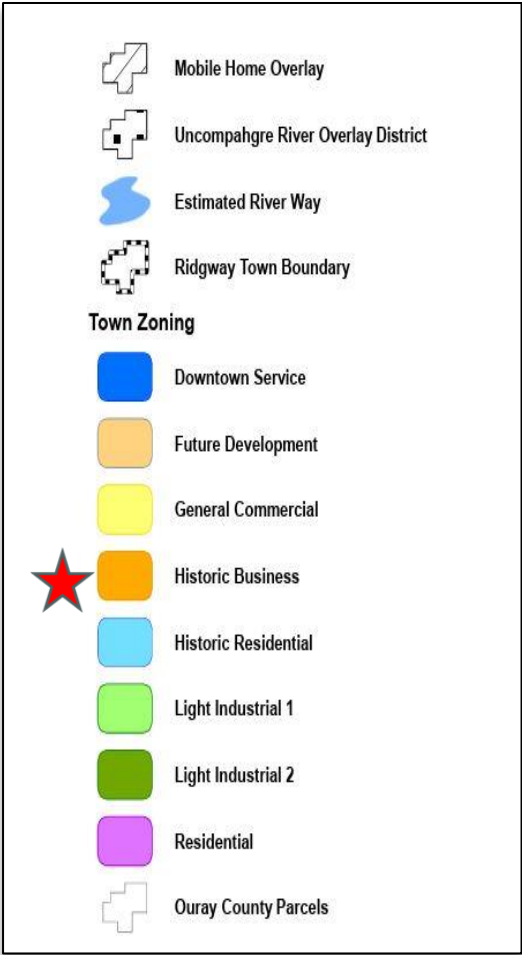
Unit is on the street side of Hyde St.

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



City of Ridgway Zoning Map

Zoning Key



Subject property is zoned “Historic Business” in the City of Ridgway

- Historic Business Zoning regulations on the following pages
- Contact City of Ridgway at (970) 325-7320 for more information



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Ridgway Zoning Breakdown “HB” Historic Business*

MLS # 836481

- (1) Intent:** This District encompasses the historic commercial core of Town. Intended uses include a mix of retail, restaurants, office, lodging, residential, service, institutional and other uses that are compatible with the historic character of the Town Core and contribute to vibrant, pedestrian-friendly atmosphere. All residential development must comply with residential design standards in Section 7-4-9. Where short-term rentals are permitted, they must comply with subsection 7-4-6(N).

**Taken from the Ridgway Municipal Code, July 9, 2023*

(2) District Standards:

- (a) Permitted uses are identified in Table T-4.3.
- (b) Lot size and required setbacks are identified in Table T-4.4.
- (c) Buildings with a gross floor area greater than 7,500 square feet shall be a conditional use
- (d) Building containing more than 15,000 sq feet of gross floor area shall not be allowed.
- (e) No equipment, inventory, or supplies may be stored outside, except as authorized pursuant to subsection 7-4-6(L).

Use Category	Land Use	R	HR	MR	FD	HB	DS	GC	LI	GI	Use-Specific Standards
Agricultural Uses	Farm Storage and Sales	R	C	R	R						
Animal Services	Veterinary Clinic	R	C	C	C	C					
	Kennel Boarding Facility	R									
Childcare Facilities	Child Day Care	C	C	R	C	C	C	C			
	Family Day Care	R	C	R	R	C	C	C			
	Day Nursery	C	C	R	R	C	C	C			
Community and Cultural Facilities	Community Center	C	R	R	C	C	R	C			
	Church or Place of Worship and Assembly	C	C	C	R	C	C	R			
	Library	R	R								
	Museums	R	R								
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, 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			

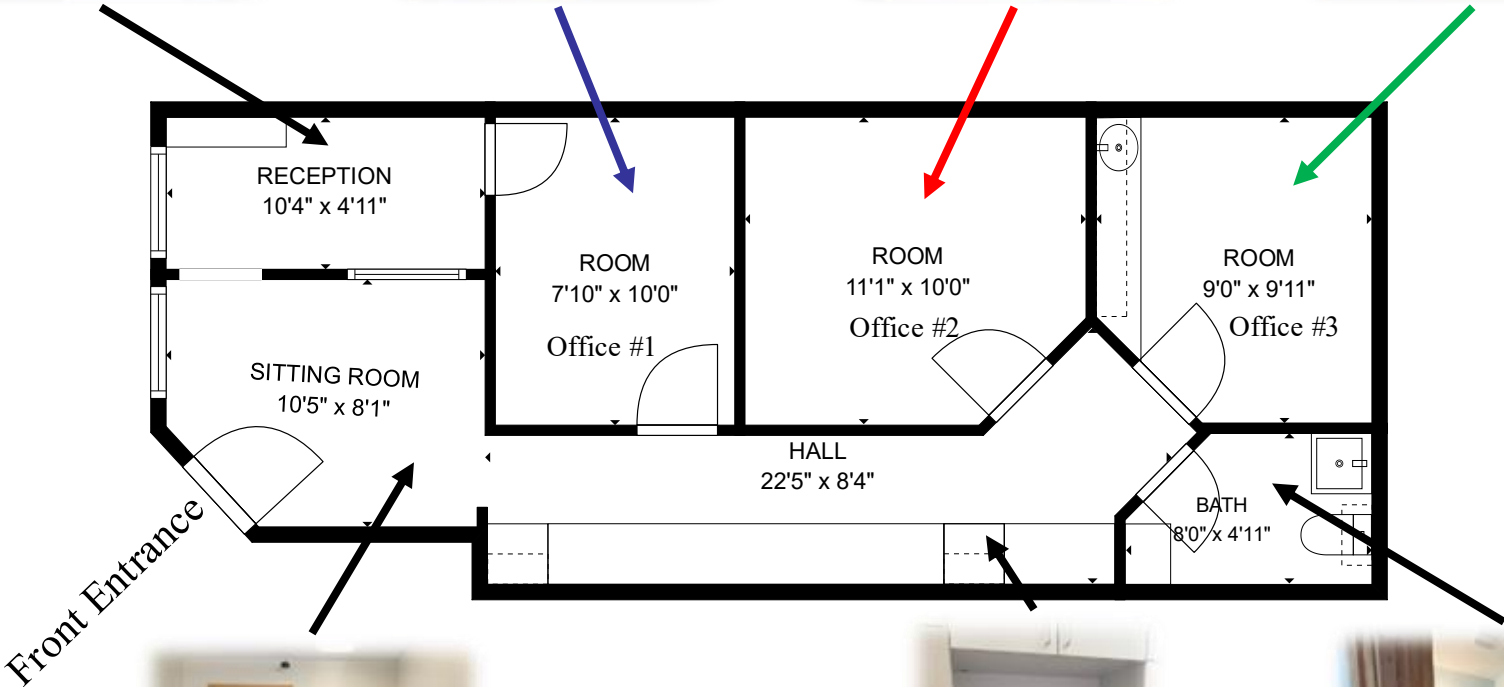
Ridgway Zoning Breakdown “HB” Historic Business*

Use Category	Land Use	R	HR	MR	FD	HB	DS	GC	LI	GI	Use-Specific Standards
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	
	Government Buildings & Facilities	R	R	R	R	R	R				
	Electric Power Substations							C			
	Recycling Facility	C	C	C	C	C	C	C			7-4-6(O)
	Renewable Energy Facilities										
Recreation and Entertainment	Arts and Craft Studio	R	R		R		R		R	R	
	Health, Recreation, and Exercise Establishment	R	R		R		R		R	R	
	Indoor Entertainment Center					R		R	R	R	
	Outdoor Amusement and Entertainment Facilities					R		R	R	R	
Retail	Outdoor Guiding				R		R				
	Building Supplies and Material Sales				R		R		C	R	
	Medical Marijuana Dispensary							R	R	R	7-4-6(J)
	Retail Marijuana							R	R	R	7-4-6(J)
	Retail Store	C		R							
	Cold Storage Plants							R	R		
	Contractor										
	Construction Yards										
	Mini Storage								R	R	
	Warehouse								R	R	
	Outdoor storage of goods, parts, machinery, equipment, or products								C	C	
Storage, Vehicles and Equipment	Off-road and recreational vehicle sales and leasing							C		R	
	Auto Service of Wash							C	C	R	
	Auto Fuel Sales							C	C	R	
	Parking Facility				R						
	Truck Repair Shop					R					
Warehousing & Freight	Warehouse Facility							C	C		
	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				7-4-6(B)
	Home Occupation	R	R	R	R	R	R				7-4-6(H)
	Outdoor Storage	R	R	R	R	R	R				7-4-6(L)

*Taken from the Ridgway Municipal Code, July 9, 2023 Information deemed reliable, but not guaranteed and should be verified.

Floorplan

Hyde St.



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

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- ❖ Walk into a bright and inviting lobby
- ❖ Very well lit ~79 sq ft Lobby
- ❖ Reception with storage and built in desk ~51 sq ft
- ❖ Hallway is built in cabinets lining the whole length for additional storage
- ❖ Kitchen nook for microwave and refrigerator



Offices



Office #1



Office #2



Office #3



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

Trash –Dumpster for trash is shared by all units, expense collected through Owner Association Fees

Electricity – San Miguel Power (970) 626-5549

- Collected through Owner Association Fees

Fiber (Available but not installed) – paid for by Owner

- Clearnetworx (970) 240-6600

Note: property does not have natural gas on property

INCLUSIONS/EXCLUSIONS

Inclusions: Microwave and Mini Refrigerator, Camera System (not set up)

Exclusions: Tenant and Owner Personal Property

PROPERTY SPECIFICS

Heating and Cooling

- Central Heating and Cooling (each unit has their own control)

OWNER ASSOCIATION

2026 Assessments collected Quarterly: \$1,036.63

- Including but not limited to management fees, insurance, legal fees, landscaping, snow removal, backflow testing, electric and water/sewer/trash

Documents Available by request

- 2nd Quarter Board meeting packet
- 2026 Budget
- Articles of Incorporation, Declarations and Policies

For additional information or questions, please contact:

- Vaneza Alvarado, Design HOA,
- (970) 650-8044
- info@designhoa.com or the website at
- <https://www.designhoa.com/redcliff-two.html>



Each office had sinks installed in the past but have been capped off – could be reinstalled if needed. Office #3 still has sink installed. Original use was a medical office.

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- Welcoming lobby and dedicated reception area, plus three private offices for a growing practice or boutique enterprise
- One office with an installed sink; two others ready to have sinks added back—versatile for medical, wellness, creative, or professional use
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