

# PROPERTY ESSENTIALS



<b>MLS #</b>	768996	<b>Class</b>	COMMERCIAL
<b>Status</b>	Sold CREN Member	<b>Type</b>	Multi-Use w/Res
<b>Asking Price</b>	\$475,000	<b>Apx.Total SF</b>	1,520
<b>Address</b>	330 Sherman Street	<b>Total Baths</b>	1.00
<b>County</b>	Ouray	<b>List Price/Sqft</b>	\$312.50
<b>City</b>	Ridgway	<b>Apx.Total Acres</b>	0.28
<b>State</b>	CO	<b>Year Built</b>	1898
<b>Zip</b>	81432		
<b>Area</b>	Ridgway		
<b>Non Branded</b>	Non Branded Virtual		
<b>Virtual Tour</b>	Tour		



## LISTING DETAILS

<b>Listing Agent 1</b>	Tammy Monroe - C: 970-596-0770	<b>Listing Date</b>	5/1/2020
<b>Listing Office 1</b>	Keller Williams Realty Southwest Associates, LLC - Montrose - O: 970-596-0870	<b>Original Price</b>	\$550,000
<b>Board Name</b>	MONTROSE ASSOCIATION OF REALTORS	<b>Owner Name</b>	Gerstner
<b>Listing Agreement</b>	Exclusive Right to Sell	<b>Seller Licensed Y/N</b>	No
<b>Agency Relationship</b>	Seller's Agent	<b>Exchange/Trade Y/N</b>	No
<b>Limited Service Y/N</b>	No	<b>Listed in other Class Y/N</b>	Yes
<b>Price Per SQFT</b>	\$279.61	<b>Other MLS Number</b>	764645
<b>Input Date</b>	5/3/2020 7:35 PM	<b>Sale/Rent</b>	For Sale
<b>Update Date</b>	5/25/2022	<b>Days On Market</b>	567
<b>HotSheet Date</b>	11/23/2021	<b>Days On MLS</b>	565
		<b>Cumulative DOM</b>	738
		<b>Cumulative DOMLS</b>	735
		<b>Assoc. Doc. Count</b>	0
		<b>Picture Count</b>	1
		<b>Listing Visibility Type</b>	MLS Listing
		<b>Sold Price Per SQFT</b>	\$279.61
		<b>Update Date</b>	5/25/2022 6:15 PM
		<b>Price Date</b>	11/23/2021

## PROPERTY DETAILS

<b>Water Front</b>	No	<b>Real Estate for Sale</b>	Yes
<b>Water Rights/Irrig.</b>	No	<b>Lease Included</b>	No
<b>Legal/Lot Block</b>	PARK SUB PT OF TRACT 1 S: 16 T: 45 R:8	<b>Inventory Included</b>	No
<b>Lot Dimension</b>	98 x 144 x 81 x143	<b>Fixtures Included</b>	No
<b>Zoning</b>	Commercial	<b>Books Available</b>	No
<b>New Construction Y/N</b>	No	<b>CAM Y/N</b>	No
<b># of Units</b>	1		
<b># Floors</b>	1		
<b>1/4 Baths</b>	0		
<b>1/2 Baths</b>	0		
<b>3/4 Baths</b>	0		
<b>Full Baths</b>	1		
<b>Furnished</b>	Unfurnished		
<b>Finished SF</b>	1,520		
<b>Total Offices</b>	0		
<b>SqFt Source</b>	Assessor		
<b>Carport Y/N</b>	No		
<b>Railroad Siding/Spur</b>	No		

## FEATURES

<b>CURRENT PROPERTY USE</b>	<b>LOT SIZE/ACERAGE</b>	<b>HEATING FUEL/SOURCE</b>	<b>SHOWING INSTRUCTIONS</b>
Other	Less than 1/2	Wood	Appointment Required
<b>POSSIBLE PROPERTY USE</b>	<b>PROPERTY DESCRIPTION</b>	<b>HEATING SYSTEM</b>	Call Listing Office
General Office	Other	Wood Stove	<b>TERMS</b>
Mixed-Use	<b>BUYER TYPE</b>	<b>STREET DESCRIPTION/ACCESS</b>	Cash
<b>ZONING</b>	Owner User	City/Town	Conventional
Business	Investor	Interstate	1031 Exchange
Commercial	<b>ROOF</b>	<b>DISCLOSURES</b>	
Mixed Use	Metal	Lead Base Paint	

## PARCEL/TAX/OA

<b>Parcel ID #</b>	430516308050
<b>Realist ID</b>	4305-163-08-050
<b>Tax Year</b>	2019

<b>Preferred Title Comp.</b>	Land Title Guarantee Company
<b>Special Assemnt Y/N</b>	No
<b>Possible Short Sale</b>	No

Total Taxes \$ 1,043.20  
EM Deposit \$ 10000  
EM Holder Title Company

REO/Lender Owned No  
FIPS Code 08091  
Owners Association(OA) No  
Covenants Y/N NO

## UTILITIES

Water Supplier Town of Ridgway  
Water Well No  
Sewer Supplier Town of Ridgway  
Gas Supplier Black Hills Energy

Electric Supplier San Miguel Power Association  
Internet Service Y/N No  
Internet Service Avail? Yes

## DIRECTIONS

Directions Located on Hwy 62 next to Alpine Bank.

## PROP. DESCRIPTION

Prop. Description/Remarks Don't miss this magnificent highway frontage **commercial building space** that **may** also include a residence! Best highway frontage in beautiful Ridgway! Prime downtown business or restaurant opportunity in the core of Ridgway's growing community. Located next to Alpine Bank and across from Ridgway's community park with an abundance of festivals, live concerts and farmer's markets. Celebrate the Memorial Day parade as it passes right in front of your business! Just a short stroll to magnificent shopping and restaurants. Originally built in 1898, site formally known as Ridgway Creamery Company.

## AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark Sold "AS IS". Antiques and 1 out building not included.

## MARKETING INFO

Branded Virtual Tour Branded Virtual Tour

Sign on Property Y/N Yes

## SOLD INFO

Selling Agent 1 Tammy Monroe - C: 970-596-0770

How Sold CASH

Selling Office 1 Keller Williams Realty Southwest Associates, LLC -  
Montrose - O: 970-596-0870

Contract Date 9/23/2021

Closing Date 11/19/2021

Sold Price \$425,000