



Spring is almost here and with it the beginning of new life. We are already seeing a strong first quarter and with it the anticipation of a record year. As we move further into 2016, we take a moment to reflect on the past year.

There was plenty of real estate movement in the final quarter of 2015. Noteworthy Renfrow Realty transactions were the sale of the Red Barn—historic watering hole and eatery (see article on second page). Also significant was continued interest in Montrose’s South Corridor with the sale of the Stone Ridge Estates and the 2675 South Townsend commercial lot, both poised for significant attention.

In commercial transactions and total dollar amounts, the Renfrow Realty team topped the Montrose and Delta commercial market with nearly record figures totaling \$19 million for 2015. There continues to be heightened commercial interest in Montrose, including from national and Front Range companies to Montrose’s attractive real estate prices in comparison to Denver and other metropolitan areas.

A final salute to 2015 would not be complete without giving thanks to God and all our clients who helped make the year a success.

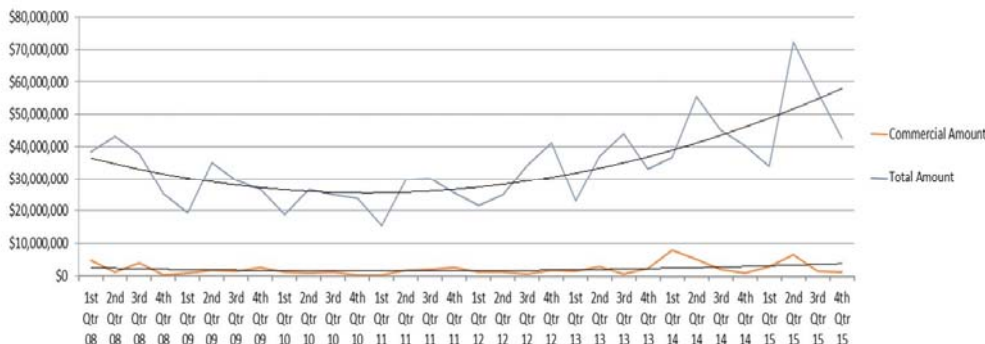
Until next time,

John Renfrow

Owner/Broker, Renfrow Realty

Renfrow Realty is a leading commercial real estate brokerage located in Montrose, CO. John Renfrow also currently serves as President of the Rocky Mountain Commercial Brokers.

Montrose County Real Estate Statistics



*Statistics provided by MLS

Renfrow Realty Sold This!

1413 E. Main: Montrose, CO

The rebirth of the historical Red Barn is happening! The 5,745 sq.ft. commercial restaurant/building on East Main St. was originally opened in 1967 and is a piece of Montrose history! The original watering hole for the cast from “True Grit”. Restaurant seats 192 patrons. High-traffic count; highly visible signage.



Woodgate/Otter Rd: Montrose, CO

34.5 acre residential development with 90 lots. Property is located in flourishing South Corridor, and only minutes away from the future site of the Montrose Rec Center. Excellent investment/development potential. Located next to River Landing and Oxbow Crossing, just south of Target, JCPenney and Walmart on Townsend/Highway 550.



TBD N. Grand Ave.: Montrose, CO

1.63 Acre Commercial Lot on North Grand Avenue Arterial. Zoned B-3, General Commercial District, in the City of Montrose. 356 feet MOL of North Grand Avenue frontage.



2675 S. Townsend Ave: Montrose, CO

1.06 acres vacant paved lot. Excellent investment/development potential. Great location in booming South Corridor. Located just north of Home Depot, Walmart, Target and JCPenney on South Townsend.



UPCOMING EVENTS

- *CASA's 1st Annual "Dancing with the Stars" @ Pavilion Saturday, March 5, 2016, 6:30 p.m.*
- *Valley Symphony Orchestra's "Renaissance to Reggae" @ Pavilion Sunday, April 3, 2016, 3:00 p.m.*
- *Tenth Avenue North "All the Earth is Holy Ground" @ Pavilion Thursday, April 7, 2016, 7:00 p.m.*

Inside this issue:



Renfrow Realty Sells Red Barn Restaurant on 1413 E. Main St.

MONTROSE— In late October 2015, Renfrow Realty's 5,745 square foot listing on E. Main Street sold to Carolyn Ethridge and Barbara Jackson, the co-owners of 2 Sisters Gastro Pub. The new restaurant opened its doors as the Red Barn by 2 Sisters on December 19, 2015.

The two sisters are familiar with taking former historic buildings and transforming them into popular eateries. Carolyn and Barbara already revitalized the old E. Main Church into the classy 2 Sisters Gastro Pub. Running the restaurant for the past 3 years and seeing that their lease was coming up, they began to research options and found the Red Barn was available. "We jumped at getting our hands on this icon of Montrose—a favorite place I remember even growing up in," said Barbara. "The community has been very supportive since our opening. Everyone is happy to have the Red Barn's doors open again!"

John Renfrow, owner of Renfrow Realty, said, "The Red Barn is positioned in local historical lore to live on. So many people have fond memories there that this place is destined to flourish, especially with the experience and knowhow of the 2 Sisters."

Carolyn and Barbara said, "The first step in the process of transforming this place was acquiring it and we couldn't have done it without Renfrow Realty. They were amazing and handled the transaction with exceptional expertise and professionalism that went the extra mile—making everything so easy."

Customers can look forward to the same Red Barn style, such as the western motif including the photos of John Wayne and Glen Campbell. Also they will continue some traditional menu items served for years including one of the favorites, the "Stew Pot." When asked about their favorite part of being restaurant owners, Barbara and Carolyn, jointly said, "We enjoy most our customers. They end up becoming part of our lives."

"...we couldn't have done it without Renfrow Realty. They handled the transaction with exceptional expertise and professionalism that went the extra mile..."

The sisters are ready for the challenge of expanding their business from a seating capacity of 50 to now nearly 200. The addition of a bar area will provide them the chance to add live music venues and a place for locals to watch their favorite sporting action away from the dining customers.



A Montrose Icon



Barbara Jackson, the Duke, and Carolyn Ethridge



"Bully" the Buffalo