

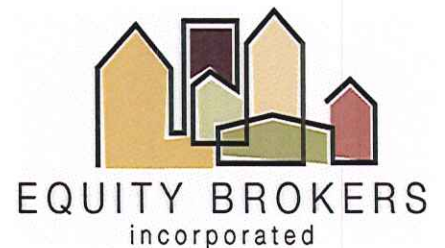
**PRIME COMMERCIAL LOCATION
6351 E 2ND ST
CASPER, WYOMING**



\$5,200,000



Offered by
Ronna Boril, CCIM
Equity Brokers, Inc
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PRICE: \$5,200,000

LOCATION: 6351 East 2nd St
Casper, Wy 82601
2nd Street is the primary East-West retail arterial in Casper. Subject is located in McMurry Business Park, a premier commercial development between I-25 Exits 182 (Wy Blvd) and 185 (Hat Six Rd).

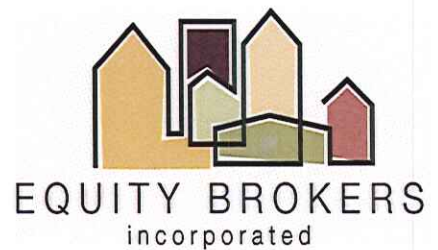
LEGAL DESCRIPTION: Lot 2, Big Wyoming Addition to City of Casper

ZONING: PUD (Planned Unit Development) (Attached)

SITE: 5.85 acres, flat, fully serviced with all municipal utilities.



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SITE IMPROVEMENTS:

- Entirely concrete paved.
- Outstanding security system
- High-end non-polluting domed lot lighting system: pole lights on grid and exterior building lights. System is set up on staged phasing. Perimeter poles have conduit for later installation of power for displays.
- Attractive black steel security fencing system around the back lot . 2 full-size gates and 3 man gates
- Computerized Great Sign with reader board.
- Front apron vehicle display pads each have 30 & 50 amp service for display and vehicle demonstration
- Front apron has a drive through pad
- Aircraft tie-downs on a grid throughout lot to secure vehicles
- RV sewer dump station w/ water on rear of lot
- Propane station on rear of lot
- ATV demo track (designed by Artic Cat)
- 6 utility risers for extended customer stays in RV's
- Professionally landscaped with sprinkler system



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BUILDING:

- Custom build-to-suit in 2008 for Rendezvous RV
- Steel Construction
- 20 ft sidewalls
- Roof drain system w/ heated scuppers
- Fire suppression/alarm system
- Total of 23,654 Sq Ft

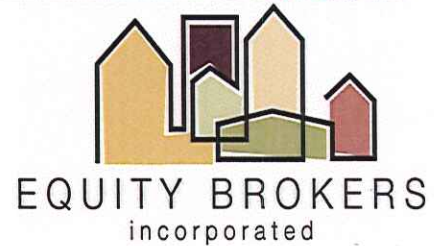


SHOWROOM/RETAIL

- 9000 sf m/l
- 20 ft wall height
- Polished concrete floors throughout w/ decorative aggregate surface
- 16 ft overhead door for easy vehicle access
- Slat wall and floor display shelves
- 3 circuit stereo/TV system for DVD or satellite display on 3 60" plasma TVs. Surround sound. Controls by front office and management office
- Electrical outlets every 14' w/ conduit to add cable. Outlets above windows for displays
- Customer lounge with maple kitchen /coffee bar area
- 2 air-lock vestibules are engineered for displays above
- Security lighting
- Tiled customer baths (ADA)
- Break room with maple kitchen; accessible to showroom and shop areas



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OFFICES/ADMINISTRATION:

- Appx 3700 sf
- Main Floor: Training/conference room
- 4 private offices
- Upstairs: Manager's office w/ full window view of showroom and front log
- Two additional private offices
- Bookkeeping/accounting office
- Locked "deal envelope" and storage room.
- 2 administrative baths
- IT room with fire-monitoring console, sound system, electric, network boards

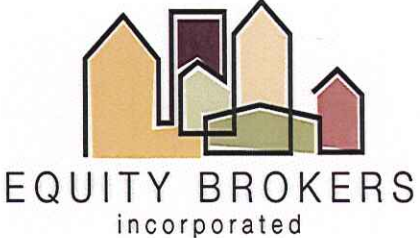


PARTS:

- Main floor parts area 1120 sf m/l
- Parts service counters accessible to retail area and to shop
- Customer service write-up area adjacent to parts counter and accessory area
- Parts shelf storage
- Stairs to parts warehouse above
- Warehouse space of 2050 sf m/l
- Exterior door for forklift access
- Parts manager office



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SERVICE DEPARTMENT

- 8000 sf m/l
- 20 ft wall height
- 6 bays sized for large RV's w/ 14' x 16' overhead doors w/ operators in drive-through configuration
- Each service bay has water, cable TV, internet, air, 110v 30 amp and 50 amp service
- 2 10' overhead doors w/ operators to detail bay & showroom
- Polished concrete floor w/ #6 non-slip finish
- Very well lit with halogen lamping
- Landa hot water pressure wash system
- Detail and wash bay with sump has 2 14' x 16' end doors
- Infra-red heat
- Elec Svc
- 2 shop baths, janitorial room
- Exterior compressor room w/ climate control



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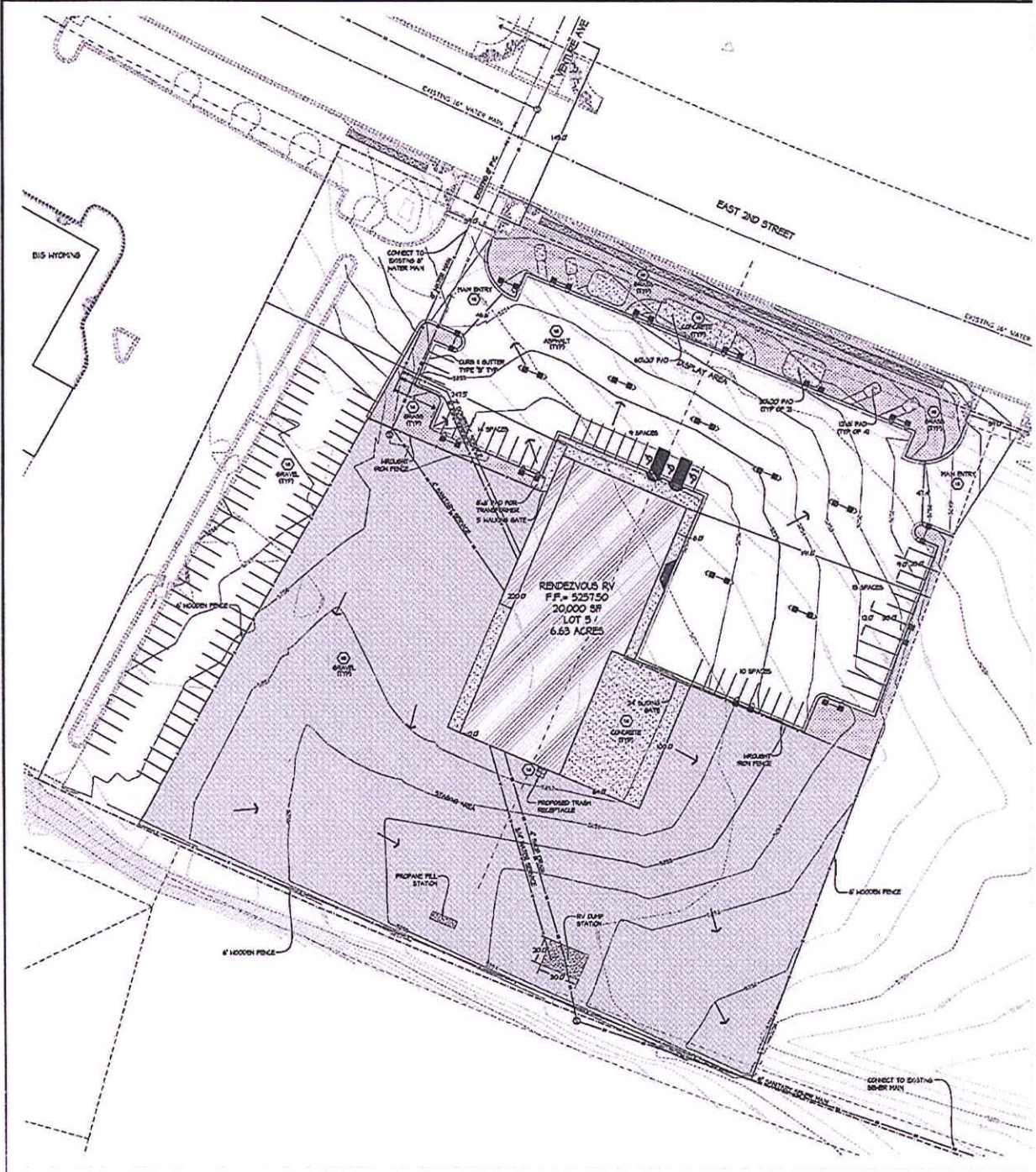
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SITE PLAN



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