

## ALL FIELDS DETAIL

MLS #	20106797	Crane	No
Status	ACTIVE	Elevator	No
Type	Industrial Building	Off-Street Parking	Yes
Address	305 N Park	Dock	No
Cross Street	C ST	Overall Bldg Total Sq Ft	5000 - 9999
City	Casper	Handicap	Yes
State	WY	Business Opportunity	No
Zip	82601	Financial Options	
Area	CASPER CENTRAL		
Class	COMMERCIAL/BUSINESS		
Asking Price	\$260,000		
Sale/Rent	For Sale		

[Virtual Tour](#)

## GENERAL

Allow Display on Internet	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Construction	Existing	County	Natrona
Agent	Brandon Lamb - Cell: (307) 262-7353	Listing Office 1	Coldwell Banker The Legacy Group - Main: (307) 315-6161
Listing Agent 2		Listing Office 2	
Listing Agent 3		Listing Office 3	
Buyer Agency	3	Intermediary	3
Sub Agency	0	Customer	3
Bonus Compensation	0	Dual/Var Rate Com (Y/N)	No
Short Sale (Y/N)	No	Listing Date	12/1/2010
Legal	Casper BLK 60 LOT 5 Commercial	Lot Size	12,840
Number of Acres	0.29	Subdivision	CASPER
Zoning	M1	Owners Name	R&L LLC
Owners Phone		Occupant Name	
Occupant Phone		To Show	Appt w/List Agt
Directions		Office Sq Ft	1560
Basement Sq Ft	0	Total Sq Ft (Excl Decks)	5160
Price/Acre		Decks Sq Ft	0
Heated Warehouse (Y/N)	Yes	Heated Warehouse Sq Ft	3600
Unheated Warehouse (Y/N)	No	Unheated Warehouse Sq Ft	
Retail Sq Ft		Year Built	1978
# of Units	1	# of Buildings	1
# of Parking	10	Paving Sq Ft	7000
Foundation Sq Ft	5160	Floor Dimensions	
% Vacancy Factor		Unit 1 Unit #	
Unit 1 Tenant		Unit 1 Sq Ft	
Unit 1 Rent		Unit 1 Lease Type	
Unit 1 Lease Expiration		Unit 2 Unit #	
Unit 2 Tenant		Unit 2 Sq Ft	
Unit 2 Rent		Unit 2 Lease Type	
Unit 2 Lease Expiration		Unit 3 Unit #	
Unit 3 Tenant		Unit 3 Sq Ft	
Unit 3 Rent		Unit 3 Lease Type	
Unit 3 Lease Expiration		Unit 4 Unit #	
Unit 4 Tenant		Unit 4 Sq Ft	
Unit 4 Rent		Unit 4 Lease Type	
Unit 4 Lease Expiration		Unit 5 Unit #	
Unit 5 Tenant		Unit 5 Sq Ft	
Unit 5 Rent		Unit 5 Lease Type	
Unit 5 Lease Expiration		Unit 6 Unit #	
Unit 6 Tenant		Unit 6 Sq Ft	
Unit 6 Rent		Unit 6 Lease Type	
Unit 6 Lease Expiration		Unit 7 Unit #	
Unit 7 Tenant		Unit 7 Sq Ft	
Unit 7 Rent		Unit 7 Lease Type	
Unit 7 Lease Expiration		Unit 8 Unit #	
Unit 8 Tenant		Unit 8 Sq Ft	
Unit 8 Rent		Unit 8 Lease Type	
Unit 8 Lease Expiration		Business Name	High Country Amusement
Business Type	Vendor	Value of Fixtures & Equip	
Value of Inventory		Personal Prop Incl (Y/N)	No
Inventory Included (Y/N)	No	Real Estate Avail (Y/N)	Yes
Leased Equipment (Y/N)	No	Parking (Y/N)	Yes

Street Frontage (Y/N)	Yes	Security System (Y/N)	No
Sprinkler System (Y/N)	No	Handicap Access (Y/N)	Yes
Restrooms (Y/N)	Yes	Non-Compete Cov (Y/N)	No
Non-Compete # of Years	0	Non-Compete Miles	0
Lessor		Lease Terms	
Lease Expiration Date		Lease Transfer (Y/N)	
Lease Option (Y/N)		Monthly Rent	
Monthly Income		Annual Income	
Annual Expense		Annual Net Income	
Profit & Loss Avail (Y/N)	No	Business Hours	8-5
Business Days	M-F	Owner Work Hours	
# of Employees		Off Market Date	
Associated Document Count	1	Search By Map	
Tax ID		Update Date	1/10/2011
Status Date	12/11/2010	HotSheet Date	12/11/2010
Price Date	12/7/2010	Input Date	12/7/2010 11:51:00 AM
Original Price	\$260,000	Client Hit Count	27
Days On Market	63		

**FEATURES**

<b>COOLING</b>	<b>BUILDING EXTRAS</b>	<b>GAS</b>	<b>SEWER</b>
Evaporative Roof	Restrooms	Natural Gas	City
<b>CONSTRUCTION</b>	Kitchen Area	<b>HEATING</b>	<b>SPRINKLER SYSTEM</b>
Other	<b>SITE</b>	Forced Air Gas	None
<b>CRANE</b>	Fenced	Hot Water	<b>WATER</b>
None	Fenced Parking	<b>OVERHEAD DOORS</b>	City
<b>ELECTRIC</b>	Paved Lot	Under 14 Foot	<b>UTILITIES</b>
Rocky Mountain Power	<b>FENCE</b>	<b>ROOF</b>	220V Electricity
<b>EXTERIOR</b>	Chain Link	Flat Roof	<b>CEILING HEIGHT</b>
Other	<b>FOUNDATION</b>		16 Foot or More
	Concrete		

**FINANCIAL**

Agent Hit Count	85	Lockbox Location	
Taxes	2359	Tax Year	2010
Special Assessments		Flood Insurance	No
Available for Rent	No	Possession	Fully Funded Closing
Listing Documents		Terms	Cash or New Loan
Covenants		Exclusions (Y/N)	
Exclusions		Annual Water Expense	
Annual Insurance Expense	713	Annual Gas Expense	3600
Annual Supplies Expense		Annual Electricity Exp	851
Annual Management Fees		Annual Trash Expense	828
Annual Misc Expense		Annual Taxes Expense	2359
Total Annual Expenses	8351	Agent Conf Remarks	Owner is working on getting all of the personal property out of the building so it is a little cluttered right now. Key at listing office. Make all earnest money checks payable to American Title.

**SOLD STATUS**

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Selling Office 1
Selling Agent 2	Selling Office 2
Buyer Improvements	Additional Provisions
Seller Imprvmnts Amt	Seller Improvements
Seller Improvements Dscrp	Buyer Imprvmnts Am
Buyer Improvements Dscrp	Discount Points
Closing Costs Pd By Sellr	Seller Concessions

**PUBLIC REMARKS**

Excellent commercial building featuring 1560sqft of office space and 3600sqft of warehouse/shop space. Office space has three offices, two bathrooms, and a kitchen. Warehouse/shop has two twelve foot doors, and two large gas heaters. Building is on a fully fenced 12,840 sqft lot with street frontage. Call Brandon for a personal tour, 262-7353.

**ADDITIONAL PICTURES**

**DISCLAIMER**

This information is deemed reliable, but not guaranteed.

MLS # 20106797

02/02/2011 02:36 PM