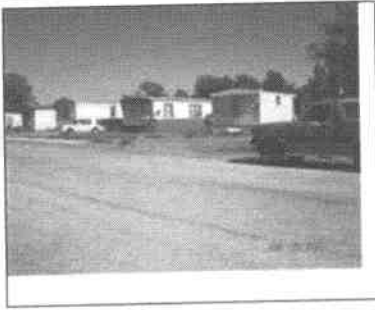


LISTING DETAIL



MLS # **20093175**
 Class **COMMERCIAL/BUSINESS**
 Type **Residential Income**
 Area **PLATTE COUNTY**
 Asking Price **\$459,700**
 Address **0 River Road and Sybille Street**
 Cross Street
 City **Guernsey**
 State **WY**
 Zip **82214**
 Status **ACTIVE**
 Sale/Rent **For Sale**

Eldon Garver
 Wyoming West Realty
 Main: (307) 836-2222
 Work: (307) 836-2222
 40 S Wyoming Street
 Guernsey WY 82214
 wyomingwestrealty@wyoming.com

GENERAL

Basement Sq Ft		Unit 1 Unit #	Unit 5 Unit #
Elevator	No	Unit 1 Tenant	Unit 5 Tenant
Dock	No	Unit 1 Sq Ft	Unit 5 Sq Ft
Handicap	No	Unit 1 Rent	Unit 5 Rent
Lease Option (Y/N)		Unit 1 Lease Type	Unit 5 Lease Type
Agent - Agent Name	Eldon Garver	Unit 1 Lease Expiration	Unit 5 Lease Expiration
Listing Office 1 - Office Code	wywest	Unit 2 Unit #	Unit 6 Unit #
Legal	Town of Guernsey, West Subdivision, Lots 89, 90 & 101.	Unit 2 Tenant	Unit 6 Tenant
	126,945 sq. ft.	Unit 2 Sq Ft	Unit 6 Sq Ft
Lot Size	Update	Unit 2 Rent	Unit 6 Rent
Overall Bldg Total Sq Ft	2.91	Unit 2 Lease Type	Unit 6 Lease Type
Number of Acres		Unit 2 Lease Expiration	Unit 6 Lease Expiration
Heated Warehouse Sq Ft		Unit 3 Unit #	Unit 7 Unit #
Office Sq Ft		Unit 3 Tenant	Unit 7 Tenant
Total Sq Ft (Excl Decks)	0	Unit 3 Sq Ft	Unit 7 Sq Ft
Subdivision	NO SUBDIVISION	Unit 3 Rent	Unit 7 Rent
Zoning	MH1	Unit 3 Lease Type	Unit 7 Lease Type
Year Built	0	Unit 3 Lease Expiration	Unit 7 Lease Expiration
# of Units	0	Unit 4 Unit #	Unit 8 Unit #
# of Buildings	3	Unit 4 Tenant	Unit 8 Tenant
# of Parking	20 +	Unit 4 Sq Ft	Unit 8 Sq Ft
		Unit 4 Rent	Unit 8 Rent
		Unit 4 Lease Type	Unit 8 Lease Type
		Unit 4 Lease Expiration	Unit 8 Lease Expiration

FEATURES

COOLING	Other	FOUNDATION	Other	ROOF	Other
CONSTRUCTION	Other	HEATING	Other	SEWER	City
CRANE	None	OVERHEAD DOORS	None	SPRINKLER SYSTEM	None
EXTERIOR	Other			WATER	City
FENCE	Other				

FINANCIAL

Taxes	935	Annual Gas Expense	n/a
Tax Year	2009	Annual Supplies Expense	
Listing Documents		Annual Electricity Exp	n/a
Covenants		Annual Management Fees	
Exclusions		Annual Trash Expense	n/a
Annual Water Expense		Annual Misc Expense	
Annual Insurance Expense	n/a	Annual Taxes Expense	935
		Annual Expense	

REMARKS

Public Remarks **There are twenty mobile home spaces, all will be rented as of July 1, 2009. 3 mobile home are included in the sale. Located close to the river in Guernsey.**

This information is deemed reliable, but not guaranteed.