

**LISTING DETAIL**



MLS # **20091178**  
 Class **MULTI-FAMILY**  
 Type **Duplex**  
 Area **GOSHEN COUNTY**  
 Asking Price **\$125,000**  
 Address **2741 W B & 219 West 28**  
 Cross Street  
 State **WY**  
 City **Torrington**  
 Zip **82240**  
 Status **ACTIVE**  
 Sale/Rent **For Sale**  
 Laundry **Hook Ups**  
 Handicap **No**

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

**GENERAL**

Agent - Agent Name	<b>Eldon Garver</b>	Style	<b>Ranch</b>	Unit 4 Unit #	
Listing Office 1 - Office Code	<b>wywest</b>	Unit 1 Unit #	<b>2741</b>	Unit 4 Bedrooms	
Legal	<b>North Torrington</b>	Unit 1 Bedrooms	<b>2</b>	Unit 4 Bathrooms	
	<b>Tr 27 N 70'</b>	Unit 1 Bathrooms	<b>2</b>	Unit 4 Sq Ft	
Lot Size	<b>8540</b>	Unit 1 Sq Ft	<b>1728</b>	Unit 4 Rent	
Number of Acres	<b>0.20</b>	Unit 1 Rent	<b>\$650</b>	Unit 5 Unit #	
Subdivision	<b>NO SUBDIVISI</b>	Unit 2 Unit #	<b>219</b>	Unit 5 Bedrooms	
	<b>ON</b>	Unit 2 Bedrooms	<b>2</b>	Unit 5 Bathrooms	
Zoning	<b>R3</b>	Unit 2 Bathrooms	<b>1.5</b>	Unit 5 Sq Ft	
Year Built	<b>1920</b>	Unit 2 Sq Ft	<b>1728</b>	Unit 5 Rent	
# of Units	<b>2</b>	Unit 2 Rent	<b>\$600</b>	Unit 6 Unit #	
# of Buildings	<b>1</b>	Unit 3 Unit #		Unit 6 Bedrooms	
# of Off-Street Parking	<b>2</b>	Unit 3 Bedrooms		Unit 6 Bathrooms	
Paving Sq Ft		Unit 3 Bathrooms		Unit 6 Sq Ft	
Foundation Sq Ft	<b>1728</b>	Unit 3 Sq Ft		Unit 6 Rent	
Total Sq Ft	<b>3456</b>	Unit 3 Rent		Unit Information 1	
		Elem. School		High School	
		Jr High			

**FEATURES**

COOLING	<b>None</b>	HEATING	<b>Floor Gas, Wall Gas</b>	SEWER	<b>City</b>
CONSTRUCTION	<b>Wood Frame</b>	KEY	<b>Call Listing Office, Lock Box</b>	SPRINKLER SYSTEM	<b>Both</b>
EXTERIOR	<b>Vinyl</b>	ROOF	<b>Asphalt/Fiberglass</b>	WATER	<b>City</b>
FENCE	<b>None</b>				
FOUNDATION	<b>Concrete Block</b>				

**FINANCIAL**

Tax Year	<b>\$506</b>	Annual Management Fees	<b>n/a</b>
Annual Water Expense	<b>n/a</b>	Annual Misc Expense	<b>n/a</b>
Annual Gas Expense	<b>n/a</b>	Annual Expense	<b>n/a</b>
Annual Electricity Exp	<b>n/a</b>	Monthly Income	<b>n/a</b>
Annual Trash Expense	<b>n/a</b>	Annual Income	<b>n/a</b>
Taxes	<b>2008</b>	Annual Net Income	<b>n/a</b>
Annual Insurance Expense	<b>n/a</b>	Total Deposit	
Annual Supplies Expense	<b>n/a</b>	GRM #	
		Cap Rate %	
		Covenants	

**REMARKS**

Public Remarks **Great income property in good location. Well maintained!**

This information is deemed reliable, but not guaranteed.