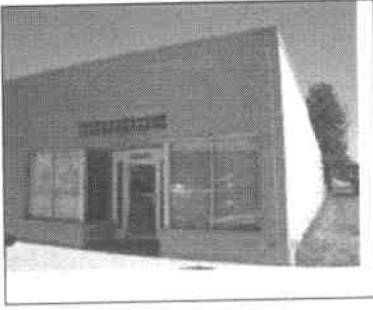


**LISTING DETAIL**



MLS # **20092319**  
 Class **COMMERCIAL/BUSINESS**  
 Type **Commercial Building**  
 Area **PLATTE COUNTY**  
 Asking Price **\$60,000**  
 Address **42 S Wyoming Avenue**  
 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	Yes	Unit 1 Rent	Unit 5 Rent
Lease Option (Y/N)		Unit 1 Lease Type	Unit 5 Lease Type
Agent - Agent Name	<u>Eldon Garver</u>	Unit 1 Lease Expiration	Unit 5 Lease Expiration
Listing Office 1 - Office Code	wywest	Unit 2 Unit #	Unit 6 Unit #
Legal	Town of	Unit 2 Tenant	Unit 6 Tenant
	Guernsey,	Unit 2 Sq Ft	Unit 6 Sq Ft
	Original Town	Unit 2 Rent	Unit 6 Rent
	, Block 15,	Unit 2 Lease Type	Unit 6 Lease Type
	West 120' of	Unit 2 Lease Expiration	Unit 6 Lease Expiration
	Lot 19	Unit 3 Unit #	Unit 7 Unit #
Lot Size	3000	Unit 3 Tenant	Unit 7 Tenant
Overall Bldg Total Sq Ft	Less Than	Unit 3 Sq Ft	Unit 7 Sq Ft
	5000	Unit 3 Rent	Unit 7 Rent
		Unit 3 Lease Type	Unit 7 Lease Type
Number of Acres		Unit 3 Lease Expiration	Unit 7 Lease Expiration
Heated Warehouse Sq Ft		Unit 4 Unit #	Unit 8 Unit #
Office Sq Ft		Unit 4 Tenant	Unit 8 Tenant
Total Sq Ft (Excl Decks)	1504	Unit 4 Sq Ft	Unit 8 Sq Ft
Subdivision	NO	Unit 4 Rent	Unit 8 Rent
	SUBDIVISION	Unit 4 Lease Type	Unit 8 Lease Type
Zoning	COMMERCIAL	Unit 4 Lease Expiration	Unit 8 Lease Expiration
Year Built	1945		
# of Units	1		
# of Buildings	1		

**FEATURES**

COOLING	Evaporative Roof	FOUNDATION	Slab	ROOF	Composition
CONSTRUCTION	Other	HEATING	Forced Air Gas	SEWER	City
CRANE	None	OVERHEAD DOORS	None	SPRINKLER SYSTEM	None
EXTERIOR	Stucco			WATER	City
FENCE	None				

**FINANCIAL**

Taxes	0	Annual Gas Expense	0
Tax Year	2008	Annual Supplies Expense	
Listing Documents	BD, LBP	Annual Electricity Exp	0
Covenants		Annual Management Fees	
Exclusions		Annual Trash Expense	0
Annual Water Expense		Annual Misc Expense	
Annual Insurance Expense	0	Annual Taxes Expense	0
		Annual Expense	

**REMARKS**

Public Remarks **Commercial building located on main street in Guernsey! Close to post office, visitors center and more. Great opportunity to start a business in the great town of Guernsey!**

This information is deemed reliable, but not guaranteed.