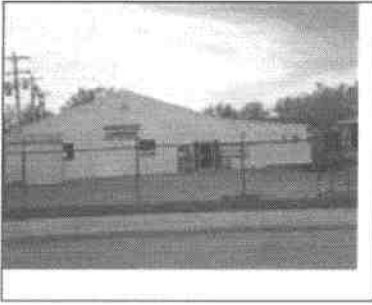


LISTING DETAIL



MLS # **20083317**
 Class **COMMERCIAL/BUSINESS**
 Type **Commercial Building**
 Area **PLATTE COUNTY**
 Asking Price **\$285,000**
 Address **600 W Whalen**
 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	Eldon Garver	Unit 1 Lease Expiration	Unit 5 Lease Expiration
Listing Office 1 - Office Code	wywest	Unit 2 Unit #	Unit 6 Unit #
Legal	Guernsey	Unit 2 Tenant	Unit 6 Tenant
	West	Unit 2 Sq Ft	Unit 6 Sq Ft
	Suvdivision	Unit 2 Rent	Unit 6 Rent
	Lot 20	Unit 2 Lease Type	Unit 6 Lease Type
	Commercial	Unit 2 Lease Expiration	Unit 6 Lease Expiration
Lot Size	48000	Unit 3 Unit #	Unit 7 Unit #
Overall Bldg Total Sq Ft	5000 - 9999	Unit 3 Tenant	Unit 7 Tenant
Number of Acres		Unit 3 Sq Ft	Unit 7 Sq Ft
Heated Warehouse Sq Ft		Unit 3 Rent	Unit 7 Rent
Office Sq Ft		Unit 3 Lease Type	Unit 7 Lease Type
Total Sq Ft (Excl Decks)	7072	Unit 3 Lease Expiration	Unit 7 Lease Expiration
Subdivision	NO	Unit 4 Unit #	Unit 8 Unit #
	SUBDIVISIO	Unit 4 Tenant	Unit 8 Tenant
	N	Unit 4 Sq Ft	Unit 8 Sq Ft
Zoning	COMMERCIA	Unit 4 Rent	Unit 8 Rent
	L	Unit 4 Lease Type	Unit 8 Lease Type
Year Built	1980	Unit 4 Lease Expiration	Unit 8 Lease Expiration
# of Units	4		
# of Buildings	4		

FEATURES

COOLING	Evaporative Roof,	FOUNDATION	Slab	ROOF	Other
	Evaporative Window	HEATING	Forced Air Gas	SEWER	City
CONSTRUCTION	Wood Frame	OVERHEAD DOORS	None	SPRINKLER SYSTEM	None
CRANE	None			WATER	City
EXTERIOR	Steel				
FENCE	Chain Link				

FINANCIAL

Taxes	1432	Annual Gas Expense	0
Tax Year	2007	Annual Supplies Expense	
		Annual Electricity Exp	0
Listing Documents		Annual Management Fees	
Covenants		Annual Trash Expense	0
Exclusions		Annual Misc Expense	
Annual Water Expense		Annual Taxes Expense	0
Annual Insurance Expense	0	Annual Expense	

REMARKS

Public Remarks **Only the buildings and the land will be sold. All inventory will be liquidated, none will be sold with the property. The retail store is 7072 sq. ft. 1st Storage shed is 3360 sq. ft. 2nd Storage shed is 758 sq. ft. 3rd Storage shed is 3000 sq. ft. Business and assets may be purchased under separate**

This information is deemed reliable, but not guaranteed.