

LISTING DETAIL



MLS # **20076492**
 Class **COMMERCIAL/BUSINESS**
 Type **Office Building**
 Area **PLATTE COUNTY**
 Asking Price **\$35,000**
 Address **65 N Wyoming**
 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
	Blk 9 Lot 6	Unit 2 Sq Ft	Unit 6 Sq Ft
	Commercial	Unit 2 Rent	Unit 6 Rent
Lot Size	3500	Unit 2 Lease Type	Unit 6 Lease Type
Overall Bldg Total Sq Ft	Less Than	Unit 2 Lease Expiration	Unit 6 Lease Expiration
	5000	Unit 3 Unit #	Unit 7 Unit #
Number of Acres	0.00	Unit 3 Tenant	Unit 7 Tenant
Heated Warehouse Sq Ft		Unit 3 Sq Ft	Unit 7 Sq Ft
Office Sq Ft		Unit 3 Rent	Unit 7 Rent
Total Sq Ft (Excl Decks)	336	Unit 3 Lease Type	Unit 7 Lease Type
Subdivision	NO	Unit 3 Lease Expiration	Unit 7 Lease Expiration
	SUBDIVISIO	Unit 4 Unit #	Unit 8 Unit #
	N	Unit 4 Tenant	Unit 8 Tenant
Zoning	COMMERCIA	Unit 4 Sq Ft	Unit 8 Sq Ft
	L	Unit 4 Rent	Unit 8 Rent
Year Built	1935	Unit 4 Lease Type	Unit 8 Lease Type
# of Units	1	Unit 4 Lease Expiration	Unit 8 Lease Expiration
# of Buildings	1		
# of Parking	Stre		

FEATURES

COOLING	None	FOUNDATION	Concrete	ROOF	Composition
CONSTRUCTION	Wood Frame	HEATING	Electric	SEWER	City
CRANE	None	OVERHEAD DOORS	None	SPRINKLER SYSTEM	None
EXTERIOR	Stucco			WATER	City
FENCE	None				

FINANCIAL

Taxes	53	Annual Gas Expense	0
Tax Year	2007	Annual Supplies Expense	
Listing Documents		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	53
		Annual Expense	

REMARKS

Public Remarks **This building used to be an insurance office, before that it was a beauty/barber shop.**

This information is deemed reliable, but not guaranteed.