

**LISTING DETAIL**



MLS # **20100280**  
 Class **COMMERCIAL/BUSINESS**  
 Type **Commercial Building**  
 Area **PLATTE COUNTY**  
 Asking Price **\$79,000**  
 Address **69 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	<b>1800</b>	Unit 1 Unit #	Unit 5 Unit #
Elevator	<b>No</b>	Unit 1 Tenant	Unit 5 Tenant
Dock	<b>No</b>	Unit 1 Sq Ft	Unit 5 Sq Ft
Handicap	<b>Yes</b>	Unit 1 Rent	Unit 5 Rent
Lease Option (Y/N)		Unit 1 Lease Type	Unit 5 Lease Type
Agent - Agent Name	<b>Eldon Garver</b>	Unit 1 Lease Expiration	Unit 5 Lease Expiration
Listing Office 1 - Office Code	<b>wywest</b>	Unit 2 Unit #	Unit 6 Unit #
Legal	<b>Guernsey OT</b>	Unit 2 Tenant	Unit 6 Tenant
	<b>BLK 16 Lot</b>	Unit 2 Sq Ft	Unit 6 Sq Ft
	<b>10</b>	Unit 2 Rent	Unit 6 Rent
	<b>Commercial</b>	Unit 2 Lease Type	Unit 6 Lease Type
Lot Size	<b>3250</b>	Unit 2 Lease Expiration	Unit 6 Lease Expiration
Overall Bldg Total Sq Ft	<b>Less Than</b>	Unit 3 Unit #	Unit 7 Unit #
	<b>5000</b>	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)	<b>1800</b>	Unit 3 Lease Expiration	Unit 7 Lease Expiration
Subdivision	<b>NO</b>	Unit 4 Unit #	Unit 8 Unit #
	<b>SUBDIVISIO</b>	Unit 4 Tenant	Unit 8 Tenant
	<b>N</b>	Unit 4 Sq Ft	Unit 8 Sq Ft
Zoning	<b>COMMERCIA</b>	Unit 4 Rent	Unit 8 Rent
	<b>L</b>	Unit 4 Lease Type	Unit 8 Lease Type
Year Built	<b>1919</b>	Unit 4 Lease Expiration	Unit 8 Lease Expiration
# of Units	<b>1</b>		
# of Buildings	<b>1</b>		

**FEATURES**

COOLING	<b>Central Air</b>	FOUNDATION	<b>Concrete Block</b>	ROOF	<b>Tar</b>
CONSTRUCTION	<b>Other</b>	HEATING	<b>Forced Air Gas</b>	SEWER	<b>City</b>
CRANE	<b>None</b>	OVERHEAD DOORS	<b>None</b>	SPRINKLER SYSTEM	<b>None</b>
EXTERIOR	<b>Brick</b>			WATER	<b>City</b>
FENCE	<b>None</b>				

**FINANCIAL**

Taxes	<b>464</b>	Annual Gas Expense	<b>n/a</b>
Tax Year	<b>2009</b>	Annual Supplies Expense	
Listing Documents		Annual Electricity Exp	<b>n/a</b>
Covenants		Annual Management Fees	
Exclusions		Annual Trash Expense	<b>n/a</b>
Annual Water Expense		Annual Misc Expense	
Annual Insurance Expense	<b>n/a</b>	Annual Taxes Expense	<b>n/a</b>
		Annual Expense	

**REMARKS**

Public Remarks **Large commercial building with street frontage! Located in busy downtown Guernsey. Close to post office, library, senior center, credit union and hardware store.**

This information is deemed reliable, but not guaranteed.