

NNN Leased Investment Owner-User Medical Office

4140 Laramie Street, Cheyenne, WY



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PROPERTY SUMMARY



Discover a prime owner/user opportunity within the prestigious College Business Park in Cheyenne, WY. This versatile property features dual occupancy, currently leased to a reputable vision clinic on one side, while the other side offers a vacant space previously used as an urgent care facility. Perfect for an owner/user looking to capitalize on the existing lease income, the property also offers the flexibility to customize the vacant space to meet specific business needs.

The building has been meticulously maintained, ensuring a professional and welcoming environment for tenants and clients alike. It's strategic location to major highways, US HWY-30 and I-80, as well as positioned along a high-traffic thoroughfare like College Avenue and Pershing Boulevard, make it ideal for businesses seeking a prime location.

PROPERTY DETAILS

Offered At:	\$1,500,00
Year Built:	2008
Parking Capacity:	30+ Spaces
Office:	5,160 SF
Zoning:	MUB - Multi-Use Business
Electricity	115V & 220V
Building:	Air conditioning, fire detectors, fire sprinklers, handicap access, kitchen area, refrigerator space, restrooms, security system
Disability:	Handicap parking, level lot, near bus line, low pile carpet, interior door opens 32+, 1st floor bathroom

Multi-Tenant Medical Office Opportunity

Leased to a comprehensive family-oriented vision clinic in Cheyenne

- ✦ Located in Cheyenne, Wyoming, the state's capital and largest urban city within the state.
- ✦ Leased to Frontier Vision Clinic, a family-friendly vision clinic established in 2008.
- ✦ Frontier Vision Clinic was founded by a husband-and-wife duo who are Wyoming natives and have chosen to raise their family in Cheyenne, Wyoming.
- ✦ Located within a 10-minute drive to Cheyenne Regional Medical Center, a 222-bed, Level III trauma center.
- ✦ The Clinic focuses on medical eye care (including Glaucoma, macular degeneration, and diabetes), as well as pediatric eye care.
- ✦ Frontier Vision Clinic is conveniently located in the College Business Park, a newer pocket of professional businesses and medical offices set between Dell Range and Pershing Boulevards.

Offering Summary

Offering Price

\$1,500,000

Current In-Place Rental Income

\$45,636.00

Lease Expiration

July 2025

Property Overview

NET RENTABLE SF

5,160

ADDRESS

4140 Laramie Street

YEAR BUILT

2008

SITE AREA

.12 Acres



TENANT OVERVIEW

Frontier Vision Clinic

- Established in 2008, Frontier Vision Clinic provides vision care for your whole family. Their focus is to treat every patient like they are a part of their own family. They strive to provide the kind of service that their patients recommend to their family and friends, and the kind of care that patients trust year after year.
- Dr. Robyn Peterson and Dr. Brett Pexton, the optometrists, provide thorough and comprehensive eye exams, providing prescriptions for eye glasses and contact lenses.
- They offer a variety of contact lenses, including color contacts, toric contacts (correcting for astigmatism) and multi-focal contacts, to fit the long-time wearer or anyone interested in getting into contact lenses for the first time.
- They know the care of a family's vision and health is important to the family, but it's also important to them. They provide eye care for the whole family, including pediatric eye exams. Their doctors provide thorough exams for glaucoma, macular degeneration and diabetes. They offer yearly exams for everyone, but especially those experiencing the conditions listed above.

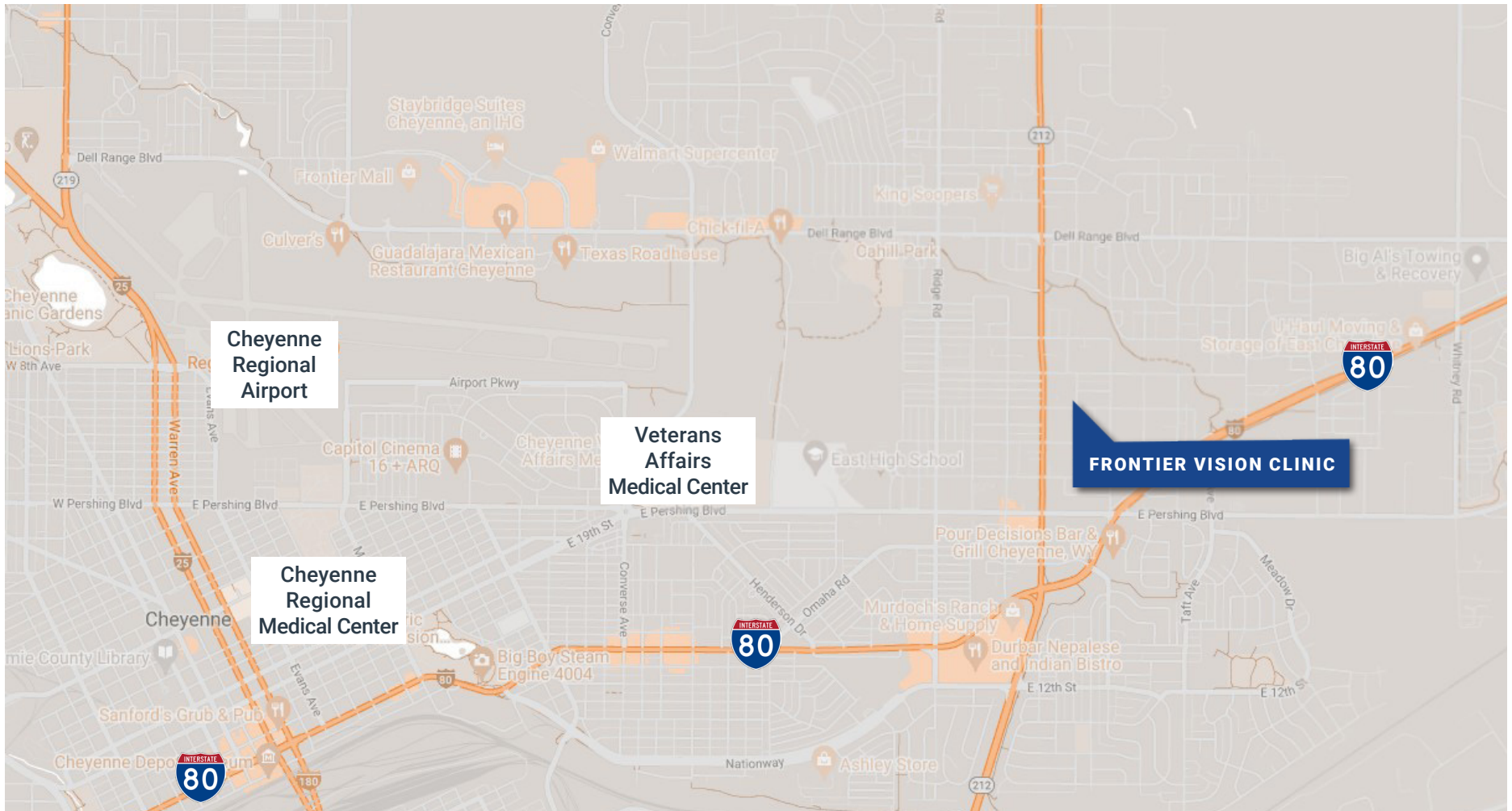
Source: frontiervisionclinic.com



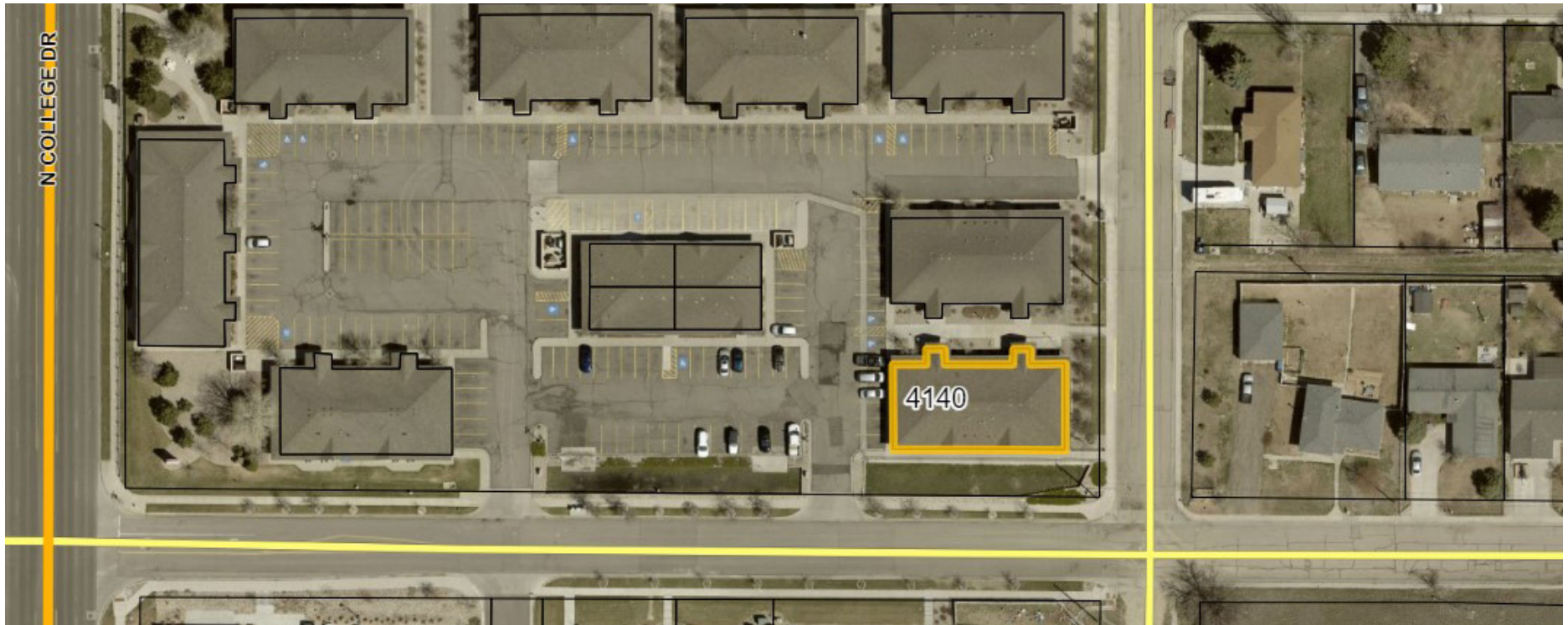
BUILDING INTERIOR



Area Map



PROPERTY OVERVIEW



Site Summary

Address	4140 Laramie Street, Cheyenne, WY 82001
Access	Access Point off Laramie Street and College Avenue
Site Area	.12 acres 5,160 SF
Zoning	MUB - Multi-Use Business
Tax Parcel Number	12705000800010 - Laramie County GIS System
Building	5,160 SF

Eastern Cheyenne

Located on an increasingly busy street in eastern Cheyenne, the Frontier Vision Clinic is centered in the thick of a rapidly developing area within the city. Just north of Laramie Street is Dell Range, the most heavily driven street in the state. Located just south is US Hwy-30 and, a bit further, access to Interstate 80.

At the intersections of College and Pershing Avenue, roughly 1/4 of a mile south of the property, is a new commercial food and drink shopping zone that has increased pedestrian and vehicle traffic to the area. The presence of a large Maverick gas station and new car wash to College Avenue have helped increase daily traffic counts.

SELECTED BUSINESSES NEAR 4140 Laramie Street, Cheyenne

- Alpine Dental PC
- Andrew Stith, MD - Wyoming Orthopedics
- Ardor Beauty Lounge + MedSpa
- Cheyenne Children's Clinic
- Enhabit Home Wealth
- Halo Beauty Bar
- JK Beauty
- Lauren Munsell, DNP
- Lindsay Tully, PA
- Plastic, Reconstructive, Cosmetic & Hand Surgery
- Raymond James Financial
- Services
- USI Insurance Services
- Western CPAP Supply
- Wyoming Orthopedics & Sports Medicine
- Wyoming State Bar

Cheyenne, WY Quick Stats

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing, 2023	\$326,166
Unemployment Rate	2.0%

In Proximity To...

Denver, Colorado	95.2 Miles (91 minutes)
Fort Collins, Colorado	41.3 Miles (43 minutes)
Laramie, Wyoming	49.9 Miles (55 minutes)
Casper, Wyoming	101 Miles (98 minutes)
Scottsbluff, Nebraska	102 Miles (101 minutes)

Sources: <https://www.census.gov>, ESRI, plancheyenne.org

Why Cheyenne?

Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,_Wyoming; taxfoundation.org

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.



U.S. AIR FORCE

9,700
Personal Civil Service
Independence

50,540

Civilian Labor Force

8.98

Average Commute (Min)

Located Near I-25, I-80
& Two Major Railroads

Headquarter Locations



Quick Facts

The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.

The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.

Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

Why Wyoming?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.

 <p>±12,000 Student Population</p>	 <p>8 Community Colleges</p>	 <p>9 Commercial Airports</p>	 <p>2 Class One Railroads</p>	 <p>\$400M State-Wide Scholarships</p>
 <p>2 National Parks Grand Teton & Yellowstone</p> <p>5 National Forests Bighorn, Bridger-Teton, Medicine Bow-Routt, Shoshone, & Targhee</p> <p>12 State Parks & acres of public land to hunt, fish, bike, hike, & climb.</p>	<p>580,435 State Population</p> <p>0% Income Tax</p> <p>4% Sales Tax</p> <p>2.9% Unemployment Rate</p> <p>97,914 Sq.Mi. 9th Largest State</p>	 <p>The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors.</p> <p>Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to/from communities statewide.</p>		



#1 Most Business-Friendly Tax Climate in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner-occupied housing value.

Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.

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January 2024.

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