



FOR LEASE

**225 NORTH WOLCOTT STREET
CASPER, WY 82601**

Price: \$3,000 per month



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1703, Wyoming

PROPERTY SUMMARY

225 N Wolcott
225 North Wolcott Street | Casper, WY 82601



Property Summary

Building SF:	7,000
Lease Rate:	\$3,000.00
Lot Size:	7,000 SF
Parking Ratio:	10+
Year Built:	1910
Zoning:	C3

Property Overview

Step into a piece of Casper's history with this beautifully preserved building, constructed in 1910. Located in the heart of downtown, this property combines timeless architectural charm with modern-day functionality, making it the perfect space for your office or business headquarters.

Location Overview

Downtown Casper



Broker One Real Estate is pleased to offer the sale of a Rare Commercial Opportunity! Situated in the core of downtown Casper's business district, This Beautiful Building offers 7,000 usable Sq. Ft. and ample amount of street parking. This building was remodeled as a dance studio and offers three separate dance rooms and many of its other highlights. perfect for an office or a Tenant seeking to expand in the arts.

PROPERTY PHOTOS

225 N Wolcott
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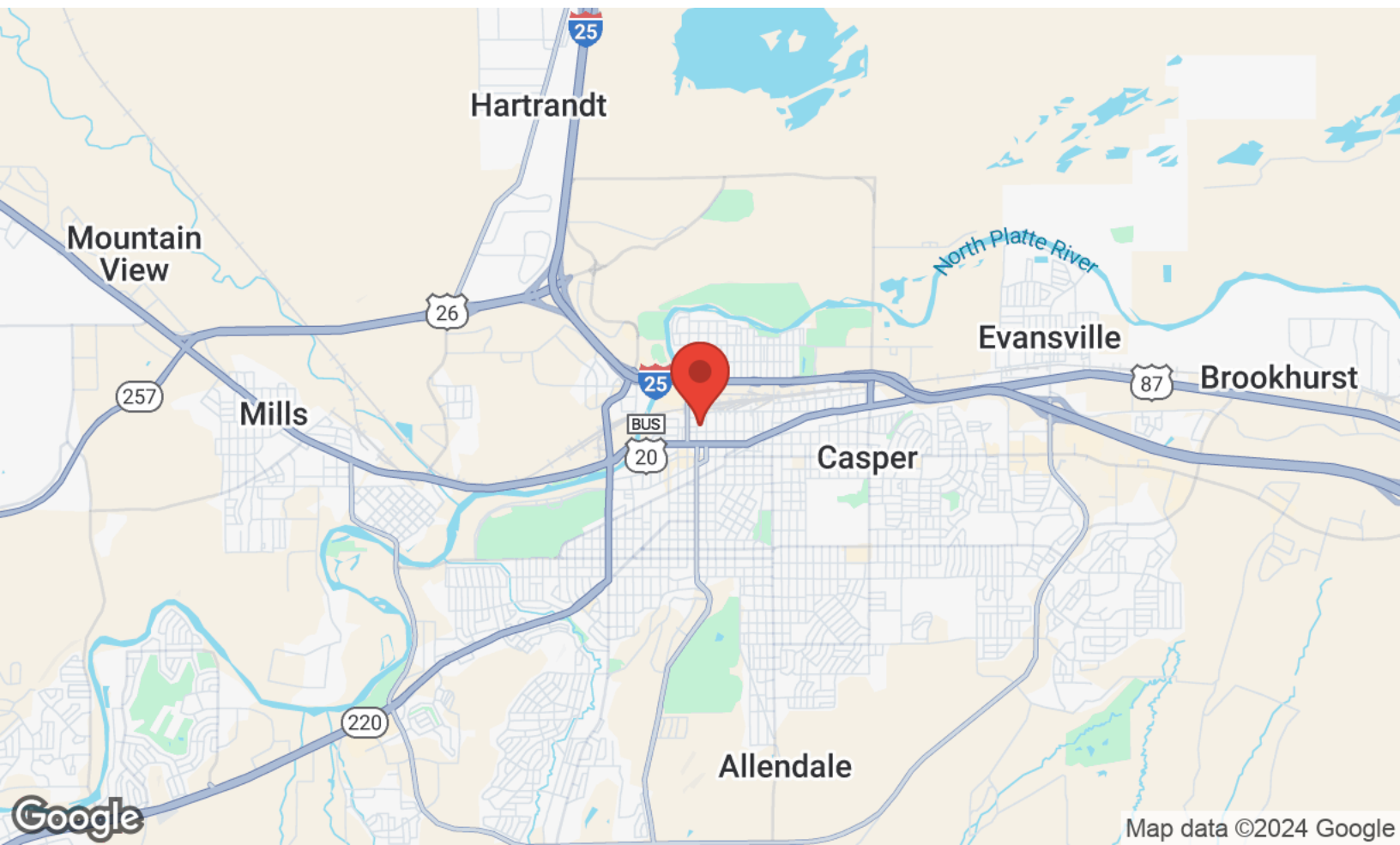
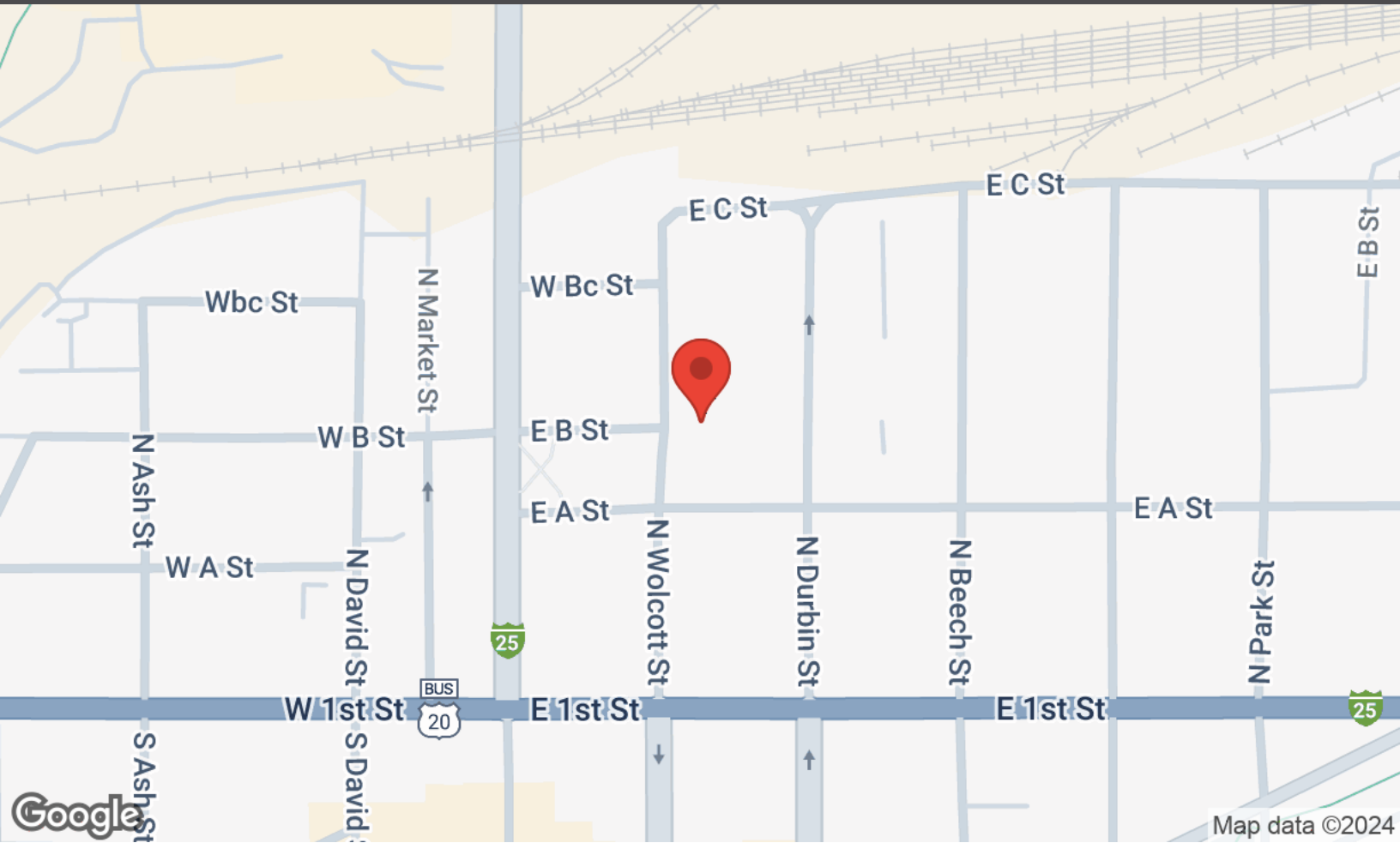
REGIONAL MAP

225 N Wolcott
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LOCATION MAPS

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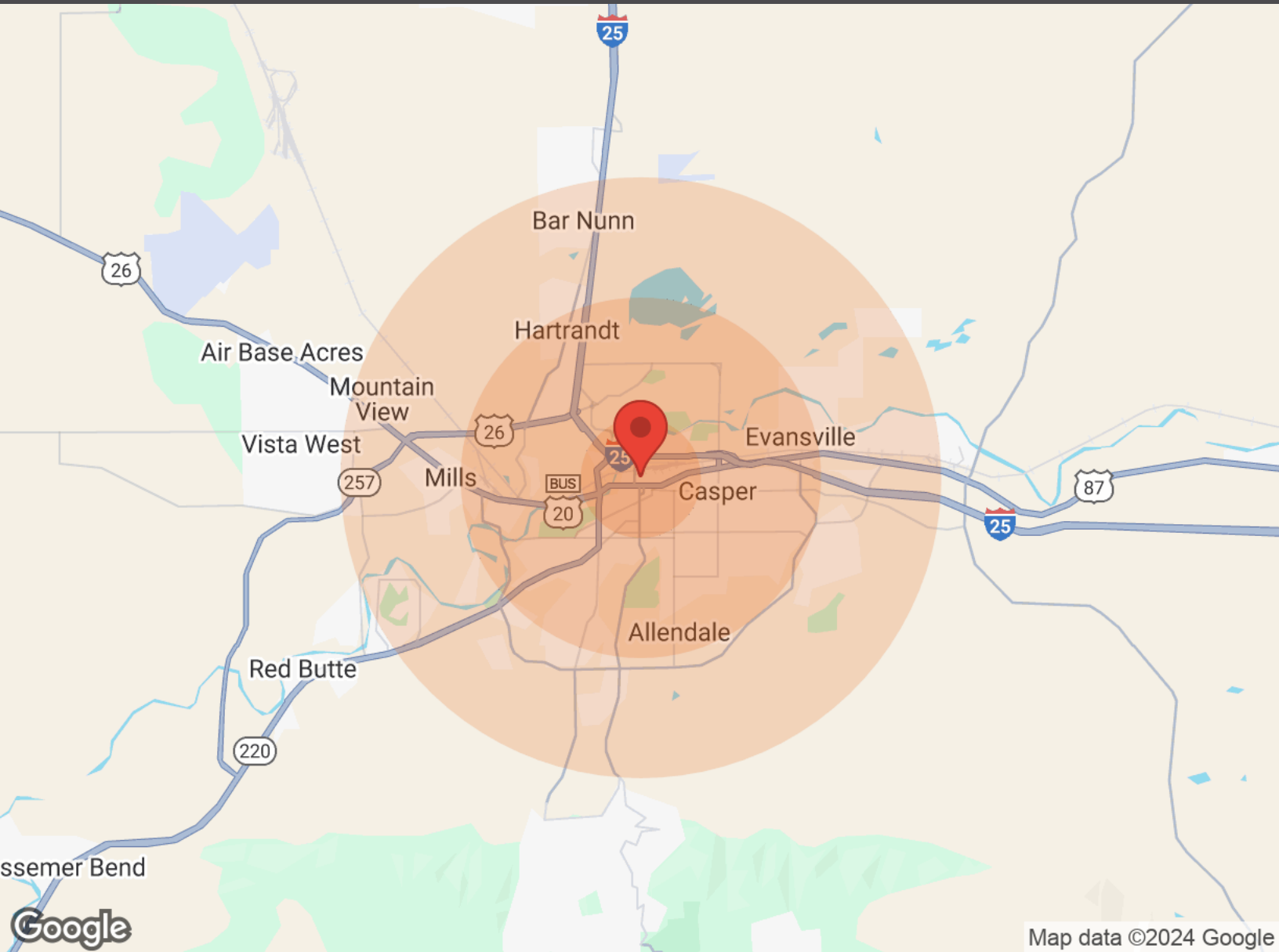
AERIAL MAP

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DEMOGRAPHICS

225 N Wolcott
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Population	1 Mile	3 Miles	5 Miles
Male	3,597	23,236	31,810
Female	3,643	24,531	33,366
Total Population	7,240	47,767	65,176

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,453	10,032	13,611
Ages 15-24	797	6,172	8,588
Ages 25-54	2,945	18,945	25,111
Ages 55-64	903	5,708	7,999
Ages 65+	1,142	6,910	9,867

Race	1 Mile	3 Miles	5 Miles
White	6,687	45,618	62,618
Black	26	201	210
Am In/AK Nat	26	95	114
Hawaiian	N/A	N/A	1
Hispanic	620	2,911	3,510
Multi-Racial	944	3,550	4,248

Income	1 Mile	3 Miles	5 Miles
Median	\$36,980	\$44,682	\$45,676
< \$15,000	603	2,522	2,865
\$15,000-\$24,999	675	2,474	3,017
\$25,000-\$34,999	475	3,041	3,699
\$35,000-\$49,999	776	3,368	4,094
\$50,000-\$74,999	390	3,829	5,043
\$75,000-\$99,999	381	2,037	3,168
\$100,000-\$149,999	72	2,085	3,270
\$150,000-\$199,999	37	467	872
> \$200,000	51	375	816

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,217	22,940	29,682
Occupied	3,717	21,015	27,444
Owner Occupied	1,428	13,176	18,457
Renter Occupied	2,289	7,839	8,987
Vacant	500	1,925	2,238



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John Trost is a full-time commercial real estate broker with more than 10 years of experience in commercial and investment real estate brokerage and private syndication. John and his family, purchased and renovated their company office building into one of the finest examples of Class A office space in the state. John is also an active agent and developer, contributing to the growth of both East and West Casper. As an agent in The MESA and Mountain Plaza, both mixed-use developments in West Casper, John and his company have negotiated the purchase of several parcels for retail and restaurant users, including Walmart, Studio City 10-screen theater, Reliant Credit Union and McDonald's, Western Vista, to name a few. In addition, John has facilitated transactions with numerous national and regional companies throughout Casper and the State of Wyoming. As a real estate generalist, John Trost and his team have directed numerous purchases and/or sales of special-purpose properties throughout Wyoming, totaling in the millions of square feet. Highlights include: a 132,000 SF Cendant Corporation customer service center in Cheyenne, WY; a 70,000 SF hospital in Lander, WY; and a 66,000 SF OfficeMax call center in Casper, WY; multiple very large heavy fabrication facilities in Casper; 2 former Safeway stores in Casper and Riverton, WY; and 4 former Kmart's in Casper, Gillette, Rock Springs and Riverton, Wyoming. John and his team have successfully brokered the sales of 3 large retail centers in Casper anchored by Kohls, Albertsons and Sutherland's Home Improvement, respectively, with over 400,000 sf, combined. Representing Les Schwab Tire Centers, John's team successfully brokered the business acquisition of 9 Plains Tire stores throughout Wyoming and each retail location's lease. They also recently completed the sale of a single tenant, net leased industrial property in Casper leased long-term to Codale Electric for \$5.6M and a 67,000-sf industrial fabrication facility to the Wyoming Peterbilt dealer. Moreover, the team at BrokerOne has brokered much of the major retail in Casper including Menard's, Walmart (2 supercenters), Sam's Club, Kmart, Kohls, Marshalls and Sportsman's.