

LAND

FOR SALE



THE PROPERTY EXCHANGE

4615 N COLLEGE DR, CHEYENNE, WY



PROPERTY OVERVIEW

SF: 116,305 ~ 2.67 Acres PRICE: \$635,000

Fantastic development opportunity off of College Drive just North of Dell Range. 2.67 Acres in a county pocket, consisting of two 1.3 acre parcels. Currently zoned MR. Perfect opportunity for twin-home, apartment, or small single family development. 21,000 + vehicles per day passing through College & Dell Range.



James Bowers, MBA

Cell 307-460-0563

Email [james.bowers@gmail.com](mailto:james.bowers@gmail.com)

Coldwell Banker Commercial The Property Exchange

255 Storey Blvd. Cheyenne, WY 82009

Main 307-632-6481

Fax 307-634-4843


**LISTING DETAIL**
**Selected**


MLS # **69282**  
 Status **Temp Active**  
 Type **Commercial**  
 Address **4615 N COLLEGE DR**  
 Unit #  
 City **Cheyenne**  
 Zip **82009**  
 Class **Commercial/Industrial**  
 Asking Price **\$635,000**

Parking Capacity **50 or More**  
 Shared Parking **No**  
 Stories **Other**

**GENERAL**

Subdivision	<b>DELL RANGE ADD</b>	Listing Office 1 - Office Name and Phone	<b>Coldwell Banker, The Property Exchange - Voice: 307-632-6481</b>
Lot Size	<b>58370</b>		
Business Name			
Warehouse Sq Ft			
Total Sq Ft	<b>1068</b>	Year Built	<b>1961</b>
# Stories		Acreage	<b>2.67</b>

**FEATURES**

Building Type	<b>Other</b>	Building	<b>Other</b>	Roof	<b>Composition/Asphalt</b>	Deed Transfer	<b>General</b>
Construction	<b>Other</b>	Utilites	<b>115V Electricity, Septic</b>			by	<b>Warranty</b>
Inclusions	<b>Building, Land</b>	/Heat	<b>Tank, Well</b>			Proposed	<b>Cash,</b>
						Financing	<b>Conventional</b>

**FINANCIAL**

Tax Year	<b>2017</b>	Taxes	<b>1301</b>
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