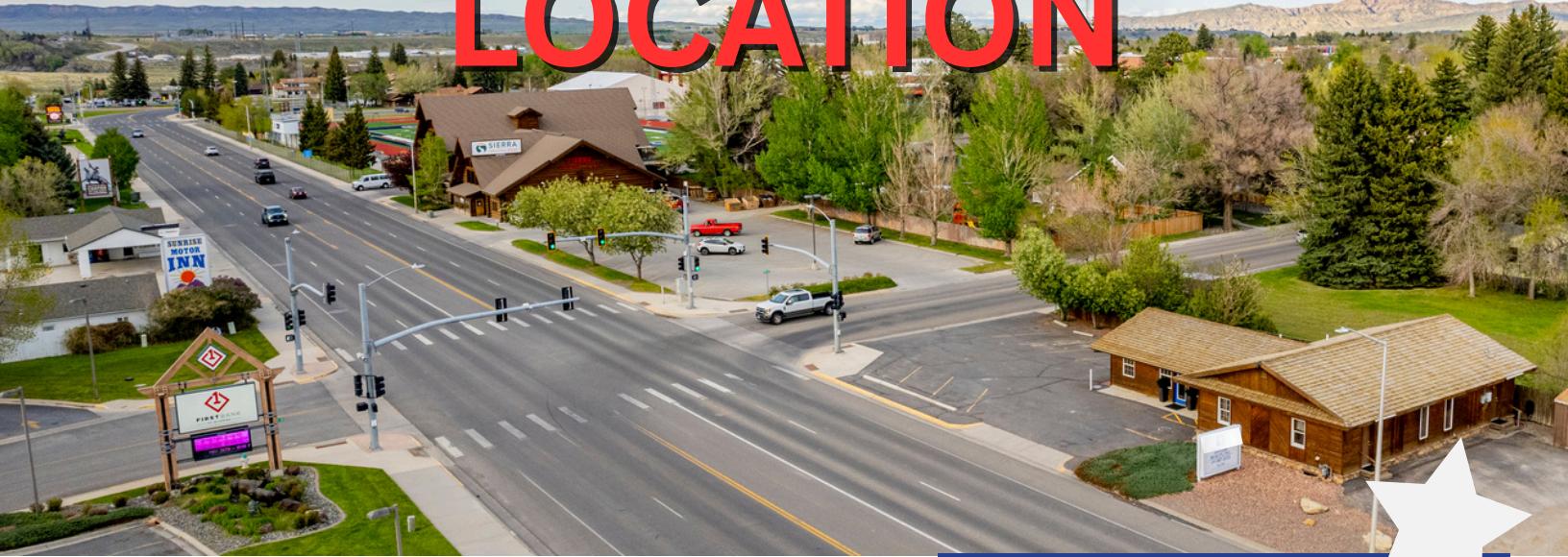


HIGH TRAFFIC LOCATION



**High traffic corner with stop light
(2024 average daily traffic volume 18,836)**

- On the road to Yellowstone.
- 412,532 visitors to Yellowstone east gate
- 166,943 vehicles through east gate 2024



Broker Owned. Seller is a Licensed Real Estate Agent.

PRIME Commercial Property Opportunity

OFFICE: 802 Canyon Ave.
Canyon View Sub. Lot 9 Blk. 4
8,842 sqft lot

2025 Property Taxes: \$5320.71

2122 sqft above grade

755 sqft below grade

Paved parking lot, Signage

Zoned: D1

Stained 07/2025, Parking Lot Coated
Striped & Sealed 09/2025

ADDITIONAL VACANT LAND

Canyon View Sub. Lots 7 & 8, Blk. 4

7000 sqft lots, 14,000 sqft total

2025 Property Taxes: \$613.21

Zoned: R2

\$1,395,000



DISCLAIMER



Rick Brasher, Broker/Owner
307-272-5757
rick@codyproperty.com

Antlers Realty (“Broker”) has been exclusively engaged to market the property described herein (“Property”). The Broker has been authorized by the property owner (“Seller”) to prepare and distribute this information package (“Material”) for the sole purpose of soliciting purchase offers from qualified prospective buyers. Additional information may be provided upon request, subject to the execution of a non-disclosure agreement.

This Material is intended strictly for use by parties interested in evaluating a potential acquisition of the Property. It may not be copied, distributed, or disclosed to others without the prior written consent of the Broker or Seller. The Material does not claim to be comprehensive or to include all details a purchaser may need. All information presented has been obtained from the Seller and other sources and has not been independently verified by the Broker or Seller. Prospective buyers are responsible for conducting their own due diligence regarding the Property and any associated financing options.

**ANTLERS
REALTY, INC.**

The Seller reserves the right to withdraw the Property from the market at any time, for any reason, and is under no obligation to accept any offer. A sale shall occur only upon the execution and delivery of a formal purchase and sale agreement, on terms and conditions solely acceptable to the Seller. By submitting an offer, a prospective purchaser acknowledges and agrees to the terms outlined above and releases the Seller and Broker from any liability related to the information provided herein.