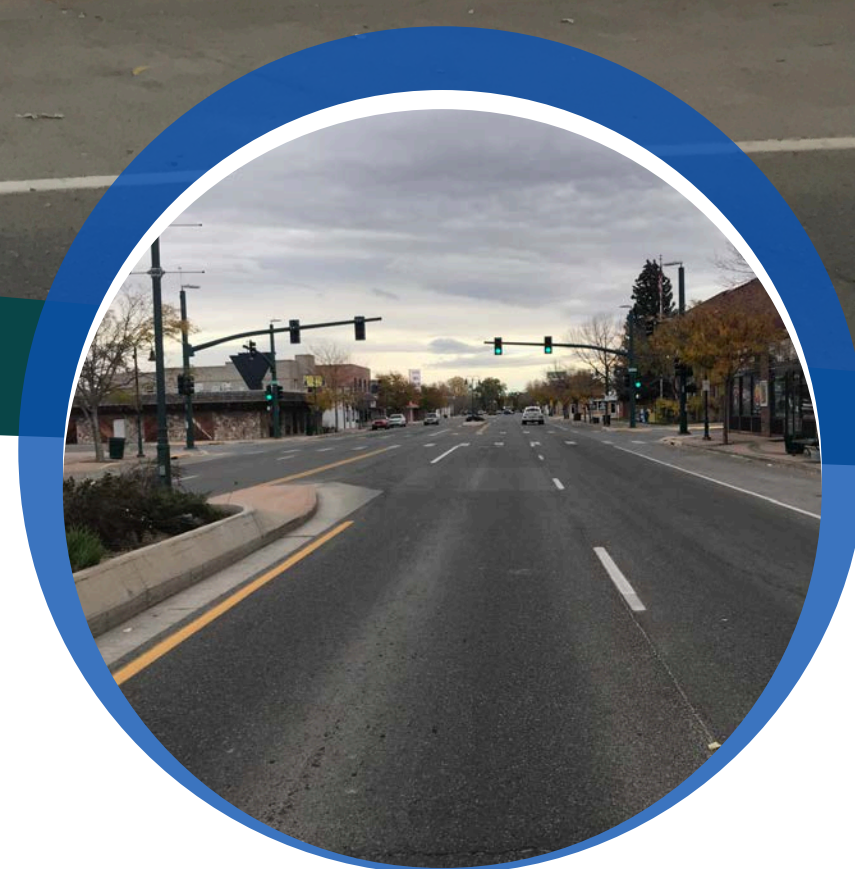


409 E MAIN STREET



PRIME RETAIL BUILDING

For sale

PRICED AT:
\$465,000

FEATURES:

- *HIGH TRAFFIC LOCATION
- *16' HIGH CEILINGS
- *7,370 SQ FT- RETAIL
- *WALK IN COOLER
- *OFF STREET PARKING



GEORGE D. PIPLICA
BROKER
307-851-9627



 (307) 856-4663

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PRIME RETAIL BUILDING ON MAIN ST., RIVERTON, WY.

YOU GET 5820 SQ FT ON THE MAIN LEVEL FOR RETAIL SPACE PLUS A 1550 SQ FT LOFT AREA. THIS PROPERTY HAS 16' HIGH CEILINGS THROUGHOUT, A TRUE RIVERTON CLASSIC WHETHER YOU ARE LOOKING FOR SPACIOUS RETAIL, OUT LET, RESTAURANT, BREW PUB THIS SPACE WILL WORK. OFF STREET EMPLOYEE PARKING WITH ALLEY ACCESS. THERE IS ALSO 2400 SQ FT IN THE BASEMENT FOR STORAGE AND A 520 SQ FT OFFICE ABOVE FRONT ENTRY WAY. ONE WALK IN COOLER AND ONE FREESTANDING FLOWER COOLER. BUSINESS INVENTORY AND FIXTURES ARE AVAILABLE FOR ADDITIONAL COST. CALL GEORGE, 307-851-9627, TO PREVIEW THIS ICONIC PROPERTY.

COMMERCIAL BUILDING

TOTAL BUILDING 10,290 SQ FT

RETAIL 7,370 SQ FT

BASEMENT 2,400 SQ FT

OFFICE 520 SQ FT

16 FT HIGH CEILINGS

BUILT 1950

MAIN STREET RETAIL FRONTAGE

EVAPORATIVE ROOF

HOT WATER HEAT

BRICK & STEEL EXTERIOR

MEMBRANE ROOF

TWO RESTROOMS

HIGHWAY ACCESS

115V ELECTRICITY

CITY WATER & SEWER

2025 TAXES: \$3,623

ELECTRIC: (H)\$1,205(L)\$126 (AVG)\$509

GAS: (H)\$845 (L)\$477 (AVG)\$576

