

OFFERING MEMORANDUM

ROOSTER'S CAFE

1651 8TH STREET, CODY, WY
1651 8TH STREET, CODY, WY 82414



OFFERING MEMORANDUM

PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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PROPERTY SUMMARY

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Property Summary

Price:	\$1,799,000
Building SF:	8,244
Price / SF:	230.
Rentable SF:	8,244
Lot Size:	37,450 SF
Parking:	10+
Year Built:	1958
Zoning:	Commercial

Property Overview

Located in the heart of Cody, Wyoming, this exceptional restaurant offers a rare opportunity to own a turnkey establishment in one of the region's most popular tourist destinations. Boasting 8,244 square feet of beautifully designed space, this property is set on 0.86 acres with Main Street frontage, providing maximum visibility and easy access for both locals and tourists alike.

Location Overview

Heart of Cody Wyoming.

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PROPERTY DESCRIPTION

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Prime commercial investment in Cody, Wyoming suitable for many commercial uses including retail, medical, and restaurant concepts. Location, location is essential for a business to thrive and this location offers high visibility and substantial on property parking for patrons. The property is surrounded by beautiful hotels, a high-end RV resort, one block from Cody Regional Health hospital and the city's main attraction, Buffalo Bill Center of the West Museum. This building offers an attractive design featuring inviting exterior elements such as an outdoor gas fire pit for guests and an outdoor dining patio. The interior features western decor and furniture, rustic wood and antique elements throughout. There is a full bar in the center of the restaurant and a gift shop at the entrance. The kitchen is well equipped with all equipment needed to prepare menu items including a 700+ lb. capacity state-of-the-art rotisserie gas-fired wood smoker. Large, off-street parking lot and ample street parking for RVs and overflow. Rooster's Café is the business currently operating on premise and is included in the offering. The Rooster's Café business concept has a lot to offer to all demographics, especially considering the large summer tourist population looking for a unique western dining experience in a convenient location.

Don't miss this chance to invest in a top-tier restaurant space in a thriving tourist destination!

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PROPERTY PHOTOS

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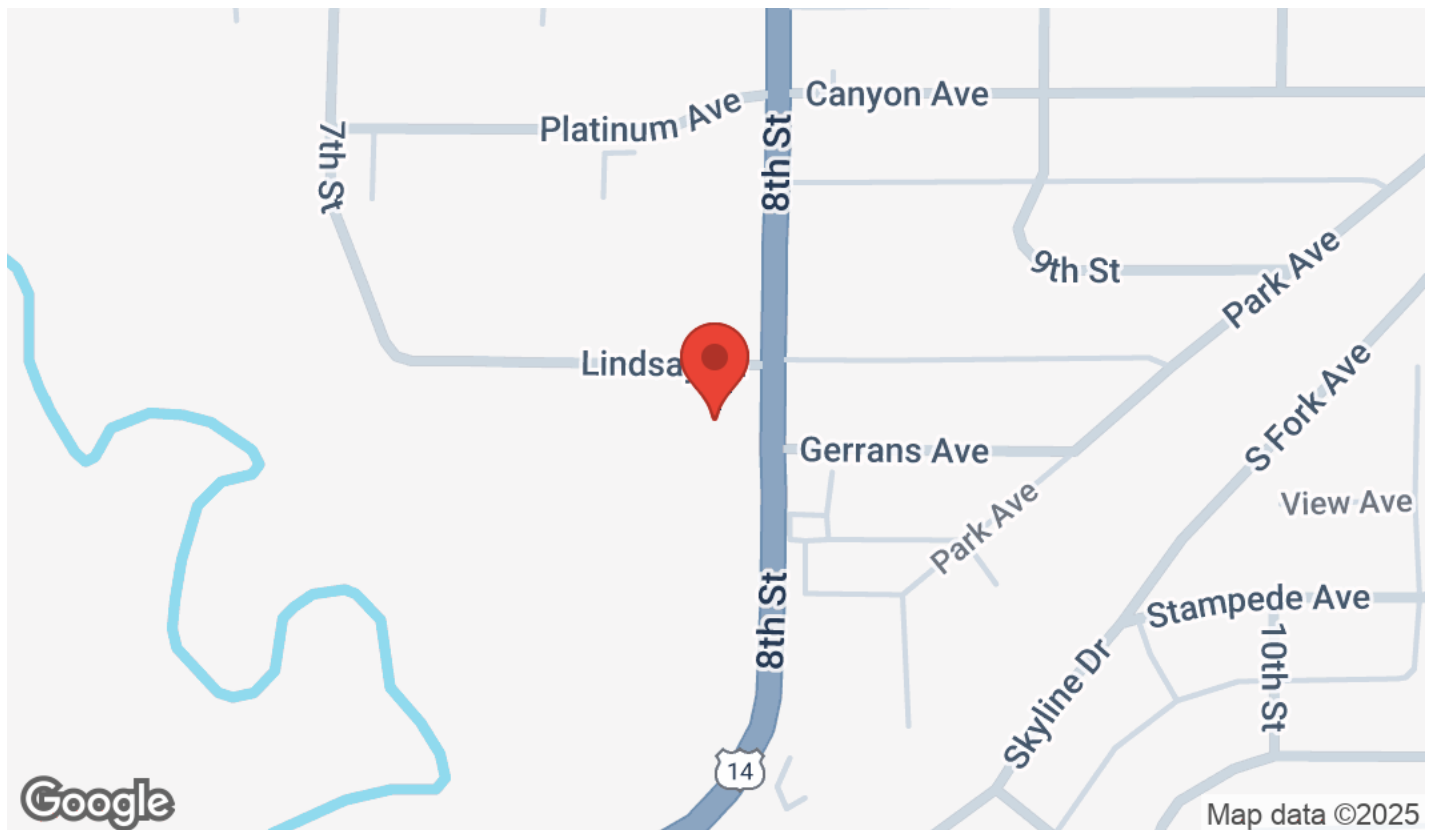
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LOCATION MAPS

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AERIAL MAP

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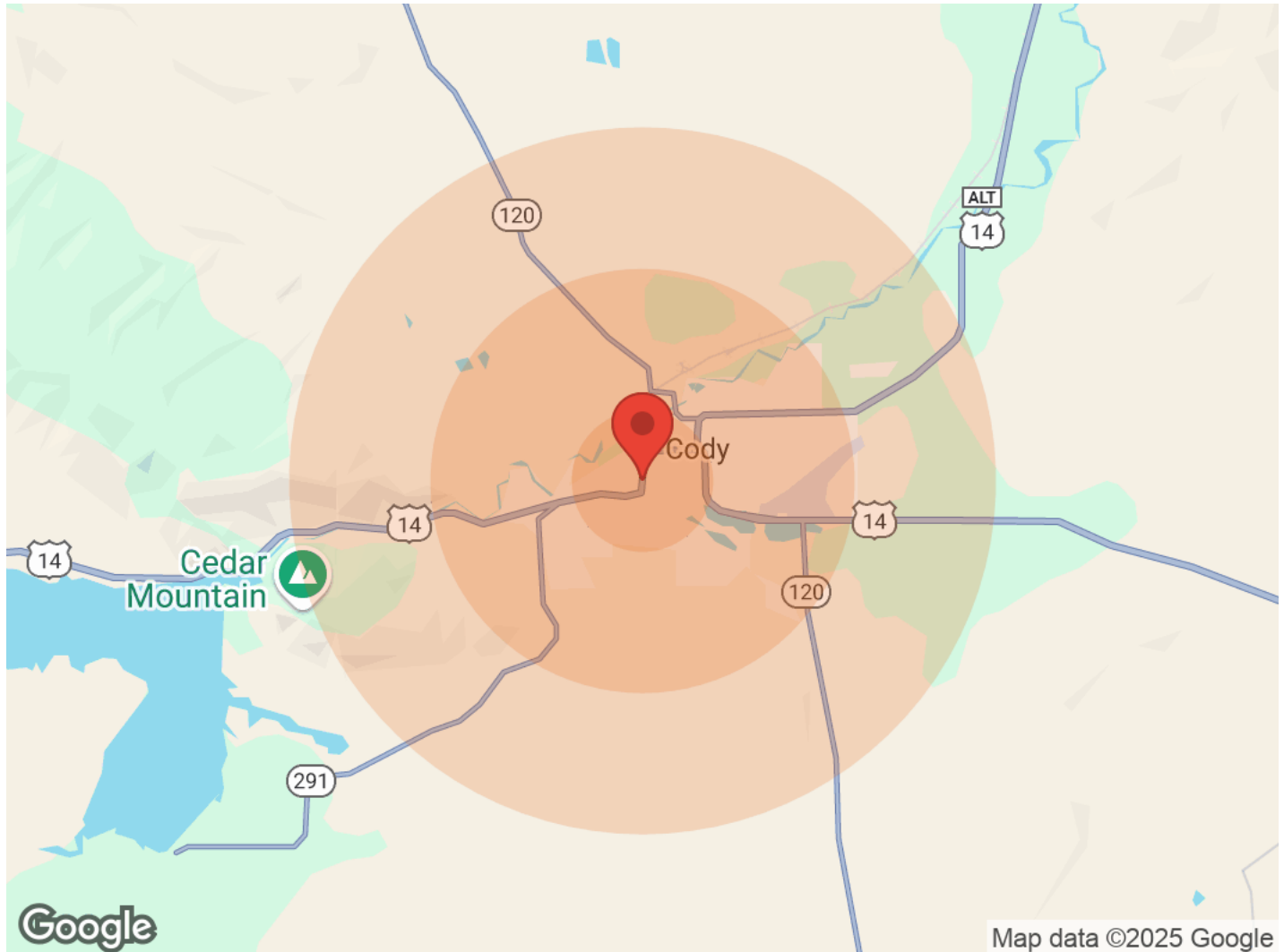
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,977	3,878	5,199
Female	2,034	4,364	5,835
Total Population	4,011	8,242	11,034

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	643	1,430	1,912
Ages 15-24	511	1,047	1,399
Ages 25-54	1,467	2,911	3,836
Ages 55-64	622	1,142	1,523
Ages 65+	768	1,712	2,364

Race	1 Mile	3 Miles	5 Miles
White	3,998	8,094	10,881
Black	N/A	N/A	N/A
Am In/AK Nat	2	12	12
Hawaiian	N/A	N/A	N/A
Hispanic	32	142	146
Multi-Racial	22	272	282

Income	1 Mile	3 Miles	5 Miles
Median	\$48,306	\$47,048	\$47,048
< \$15,000	159	396	484
\$15,000-\$24,999	230	600	691
\$25,000-\$34,999	306	577	723
\$35,000-\$49,999	303	765	969
\$50,000-\$74,999	371	671	963
\$75,000-\$99,999	306	445	595
\$100,000-\$149,999	93	230	335
\$150,000-\$199,999	25	25	93
> \$200,000	41	41	58

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,159	4,209	5,484
Occupied	1,965	3,862	5,044
Owner Occupied	1,259	2,370	3,375
Renter Occupied	706	1,492	1,669
Vacant	194	347	440

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John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally redeveloped their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of special-purpose properties, including a 132,000 SF Cendant Corporation customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.

DISCLAIMER

1651 8TH STREET

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