

1457 COFFEEN AVE.
Sheridan WY

IMPACT
PROPERTIES

LISTING PRICE
\$4,800,000

NEW BUILDING IMPROVEMENTS

- New overhead doors and apron extension
- Infrared heat tube heating
- New forced-air heat units
- Installation of additional bathrooms
- Upgrade and extension of electrical services
- Additional parking
- Flat roof replacement

NEW FINANCIALS

- 9 successful business tenants
- \$42K/month gross revenue
- +/- 8% cap rate
- 50,912 sf additional available space to lease and/or develop

