



CORNERSTONE
REAL ESTATE

FOR SALE

1121 S Main Street, Buffalo WY

www.cornerstonere.com



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REAL ESTATE

HIGH-VISIBILITY OPPERTUNITY

This turnkey powersports business sits just off I-25, Exit 298 in Buffalo, WY, strategically positioned along the heavily traveled route from Denver International Airport to Yellowstone National Park. With constant exposure to both locals and tourists, the property offers an ideal investment opportunity.

Established in 2009, the company has built a strong brand known for sales, service, rentals, and guided tours, tapping into the region's growing outdoor recreation market. Serving both locals and tourists seeking Wyoming's great outdoors..

JOHN KORNKVEN
Associate Broker

✉ johnkornkven@gmail.com

☎ 307-267-8108

FORREST LEFF
Principal

✉ forrestleff@gmail.com

☎ 307-262-2393



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PROPERTY & FACILITIES

- Office / Showroom: 2,700 sq ft remodeled in 2018-2019 — 10' ceilings, roof-mounted HVAC system
- Covered overhang at back of showroom: 15'x58'
- Attached garage storage area: 15'x24'





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BUSINESS FEATURES:

- Shop: 3,200 sq ft — built in 2018–2019, natural gas radiant tube heat, single-slope roof (17.9' front → 14' rear)
- Sales & Service: Powersports equipment, parts, and maintenance services
- Rental Fleet (included): ATVs, Side-by-Sides (SxS), RV Trailers, Utility Trailers
- Forest Service Outfitting Lease — allows permitted use on public lands
- Drop Camp Setup for RVs — perfect for adventure travelers
- Guided Tours: ATVs, SxS, Snowmobiles
- Overhead doors: 8'x8', 9'x8', 12'x14'
- 6" concrete shop floor



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LAND FEATURE:

- 2.5 acres with ample parking and secure outdoor fleet storage
- Designated spaces for ATVs, RV rentals, and customer vehicles
- Room for expansion or customization to suit your vision





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KEY HIGHLIGHTS:

- Business has been in operation since 2009, with a loyal customer base and strong tourism demand
- Modern, remodeled facilities built 2018–2019 — turnkey and move-in ready
- Prime location along a major tourism corridor, ideal for capturing seasonal and year-round traffic
- Diverse revenue streams: sales, service, rentals, and tours

This is a rare opportunity to own a well-established, profitable powersports business in one of Wyoming's most desirable recreation hubs.



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WHY INVEST IN ULTIMATE OUTDOORS LLC?

- Strategic Location: Highly visible and accessible property on Main Street, directly off Interstate 25
- Turnkey Operation: Established business, staff, and client base
- Growth Potential: Expand services, fleet, or develop additional offerings in the recreational tour and rental business
- Adventure Hub: Direct access to the Bighorn Mountains and outdoor recreation
- Multi-Revenue Streams: Sales, service, rentals, and outfitting tours



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JOHN KORNKVEN Associate Broker

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John has been a licensed real estate broker for over 30 years and has worked with homeowners, ranchers, business owners, and investors, negotiating complex contracts and marketing multi-million dollar properties. He holds a Bachelor of Science in both Economics and Political Science from the University of Idaho and has completed many professional development courses, including the Accredited Land Consultant coursework.

John Kornkven is a seasoned business leader born and raised in Wyoming, excelling in various sectors of real estate. The past 5+ years he has been developing parcels on Casper Mountain and in Converse County, enhancing residential and recreational opportunities. He is often sought out by buyers and sellers as a land specialist. He is passionate about preserving community through conservative principles and joined the team at CBC Cornerstone Real Estate in 2025.

John is actively involved in the community, serving as a Federal Political Coordinator for the Wyoming Realtors and National Association of Realtors, a member of the Rotary Club of Casper, and a past president of both the Casper Board of Realtors and Wyoming Multiple Listing Service.

FORREST LEFF Principal

307-262-2393 • forrestleff@gmail.com

Principal and Managing Partner of Cornerstone Real Estate, is a highly respected and sought-after professional with over 20 years of experience in Industrial, Farm and Ranch, Hospitality, and Commercial Real Estate sales and leasing. Known for his client-focused approach and entrepreneurial spirit, Forrest has facilitated successful transactions for a diverse range of clients, including corporations, financial institutions, and retail businesses.

Forrest's real estate career is distinguished by his expertise and proven track record, with notable transactions including:

- o Industrial and Energy Projects: Granite Peak Fabrication (85,000 SF), Equipment Share (10,000 SF), Distribution NOW (30,000 SF), and Brigade Energy (7,000 SF).
- o Corporate and Financial Institutions: Wells Fargo, Bank of the West, and First Interstate Bank.
- o Specialized Transactions: Wyoming Rescue Mission (23,000 SF), Casper Pickleball and Sports Center (48,000 SF), Pella Window (32,000 SF), and Scottsdale Mint (48,000 SF).

At Cornerstone Real Estate, Forrest has also cultivated strategic partnerships with top national brokerage firms, including Colliers International, JLL, CBRE, Cushman & Wakefield, Marcus & Millichap, and Newmark Knight Frank, extending the reach and impact of his work. As an Industrial and Commercial Real Estate specialist, Forrest combines deep market knowledge with a commitment to client success. His entrepreneurial background, coupled with a focus on hospitality and community development, has solidified his reputation as a trusted partner in the industry.

