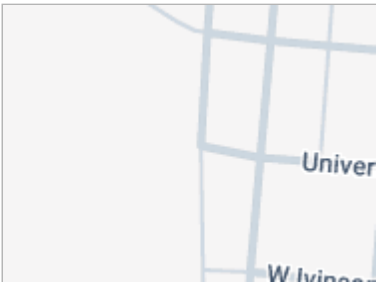


ALL FIELDS DETAIL



MLS # 230446
Class COMMERCIAL
Business Type Commercial
MLS Area Westside & West Laramie
Listing Price \$0
Address 460 W University
City Laramie
State WY
ZipCode 82070
Status ACTIVE
For Sale For Sale
Display on Internet Y



GENERAL

Date Listed	9/12/2023	Expiration Date	10/1/2025
Listing Agent	Walter Hammontree - Cell: 307-760-3448	Listing Office 1	Hammontree Real Estate - Ofc: 307-460-3790
Zip	82070	Agent Owned	No
Co-Listing Agent	Lisa Moehrke - Main: 307-772-1862	Co-Listing Office	Hammontree Real Estate - Ofc: 307-460-3790
Possession	signing of lease	1031 Exchange	No
Short Sale	No	Key Location	Agent
County	Albany	Owner	B4 VENTURES LLC, A WY LLC
Owner Phone	n/a	School District	Linford
Flood Plain	Not Verified	Acres	2.810000
Lot Size	122,595	Tax Year	2022
Total Taxes	7,826	Legal Description	16 NORTH 73 WEST 32 TRACT IN E2E2 AKA: PARCEL B, CITY OF LARAMIE, COUNTY OF ALBANY, STATE OF WYOMING.
Year Built	1900	New Construction	No
Occupancy	Tenant	Rent As Is	Yes
Business for Sale	No	Sq Ft Main	17,359
Building Sq Ft	22,359	Land Sq Ft	122,595
Stories	2	Ceiling Height	26
Overhead Door Height	16	Parking Capacity	21 - 49
Update Date	7/8/2025	Status Date	7/8/2025
HotSheet Date	7/8/2025	Price Date	9/12/2023
MLS Entry Date	9/12/2023 5:54 PM	Associated Document Count	0
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Original Price	\$0	Days On Market	675
Earnest Money	Hammontree	Geocode Quality	Exact Match
Picture Count	25	Input Date	9/12/2023 5:54 PM
Update Date	7/8/2025 5:27 PM		

FEATURES

BUILDING DESCRIPTION	FRONTAGE/ACCESS	ROOF TYPE	UTILITIES ONSITE
Free Standing	Frontage Road	Membrane	220 Volt
2 Story	FUEL TYPE	SALE/LEASE INCLUDES	3 Phase
CONTINGENCY	Natural Gas	Building	Electric
None	HEAT TYPE	SEWER	Gas
COOLING	Gas	City Sewer	Water
None	Radiant Cove	TENANT PAYS	Sewer
DOCUMENTS ON FILE	LOCATION	All	WALL CONSTRUCTION
Other Docs	Industrial Area	TERMS/LEASE	Block
EXTERIOR	OWNERSHIP	Yearly	Brick
Brick	LL Corp		WATER SUPPLY
FLOOR CONSTRUCTION	RESTRICTIONS/EASEMENTS		Water-City
Concrete	Subject to Zoning		ZONING
			Industrial

INCLUDED

Included N/A

NOT INCLUDED
Not Included N/A

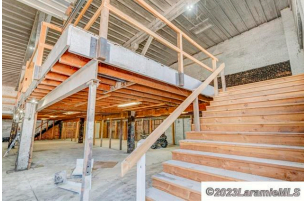
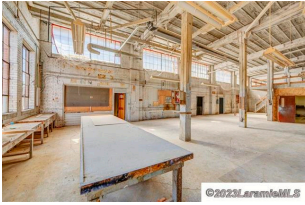
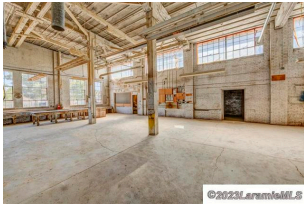
AGENT INSTRUCTIONS

Agent Instructions Call or text Walt at 760-3448 for information and showing appointments. Commission paid is 2.5% of the total lease agreement for the Main Warehouse Building only, and is capped at 7 years. Please call Walt for further information.

DESCRIPTION

Description Main Warehouse and Commercial Building located on 2.81 Acres in West Laramie, available for lease for \$4,500 per month, tenant pays all utilities, owner pays taxes and insurance or as negotiated by Owner and Renter. Owner may consider partial lease of Building(s). Building is comprised of three separate shop/warehouse units (welding shop, carpentry shop with paint booth, and warehouse/cold storage), plus office -- total square footage of building is 22,359 SF. Features are numerous, but include an \$80,000 new roof on the Main Building -- more information provided upon request. Partial space rents are as follows: Warehouse (cold storage)/carpentry shop (excludes welding shop) \$3500/mo. plus utilities; Welding Shop only \$2000/mo. plus utilities; Welding Shop and Office \$2500/mo. plus utilities; Carpentry Shop only \$2,000/mo. plus utilities; Carpentry Shop and Office \$2500/mo.; Warehouse (cold storage only) \$2000 per month plus utilities.

ADDITIONAL PICTURES



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