

100 WEST F STREET

CASPER, WY 82601

HOTEL INVESTMENT



The National 9 Showboat Inn is a 45-room, two-story franchised economy hotel located along the I-25 Corridor in downtown Casper, Wyoming. Built in 1972 with reinforced concrete construction, the property sits on a 0.75-acre (32,670 SF) parcel zoned C-1 commercial. With a FAR of 0.77, the hotel benefits from an interstate location offering both local and transient demand.

The property maintains strong visibility to I-25 and central Casper, with proximity to dining, retail, and the city's downtown attractions. Travelers also benefit from access to the Casper/Natrona County International Airport which is 27 minutes away



32,670
GROSS SF



0.75
LOT AC



2
STORIES



1972
BUILT



45
TOTAL ROOMS

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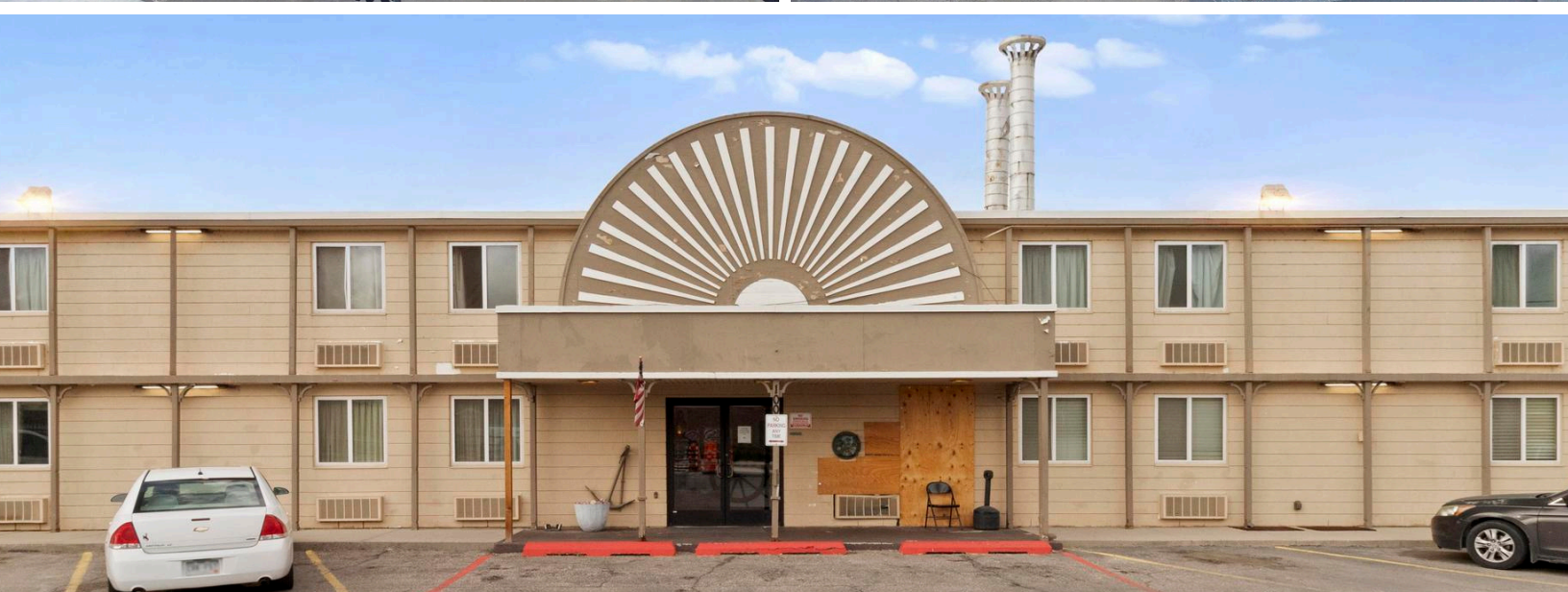


MICHELE
REALTY
COMMERCIAL

APEX
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Investment Highlights

- Prime I-25 location with strong visibility and access.
- Economy segment hotel with steady occupancy.
- Near National Historic Trails Interpretive Center, Fort Caspar Museum and Historic Site, Tate Geological Museum at Casper College, Casper Mountain, Platte River Trails, Garden Creek Falls, and other attractions.
- 12-15 minutes away from Harford Field Airport, Casper/Natrona County International Airport
- Demand driven by downtown, I-25 traffic, and regional business.



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