



CORNERSTONE
REAL ESTATE

FOR SALE

220 4TH ST. RAWLINS, WY

www.cornerstonere.com



HISTORIC BUILDING IN RAWLINS, WY

Excellent opportunity to place your brand in an attractive corner lot building with easy I-80 access and tons of neighboring businesses! There are three parcels total, offering a building, parking lot, and spare slice of land behind the lot. This previous bank includes a drive-through, front row parking, affixed signs on the leading corner of the building, and two main floors over a storage basement.

CHUCK HAWLEY

Principal

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☎ 307-259-1315

FORREST LEFF

Principal

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☎ 307-262-2393



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- (3) Parcels include established building (0.3 AC), asphalt parking lot (0.4 AC), and vacant land (0.13 AC)
- Original attractive, low-maintenance, carved stone exterior
- Strategically nestled among residential, retail, and recreational developments right near I-80 among high-traffic arterial roads
- Asphalt parking with approximately 40 parking spaces across the street with several spots in front of the building
- Drive-through on side of building features two lanes and additional drive by space
- Zoned C-1, Commercial. Total 2021 Taxes for all 3 parcels: \$13,836.85

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HISTORIC BUILDING IN RAWLINS, WY

- Paneled transom entryway, fine carved stone details, and vintage arched windows compose this unique and refined appearance
- Corner lot offers very high visibility, foot traffic, and hearty traffic flow
- Affixed corner signage on illuminated walking path Several front parking spaces for accessibility and convenience





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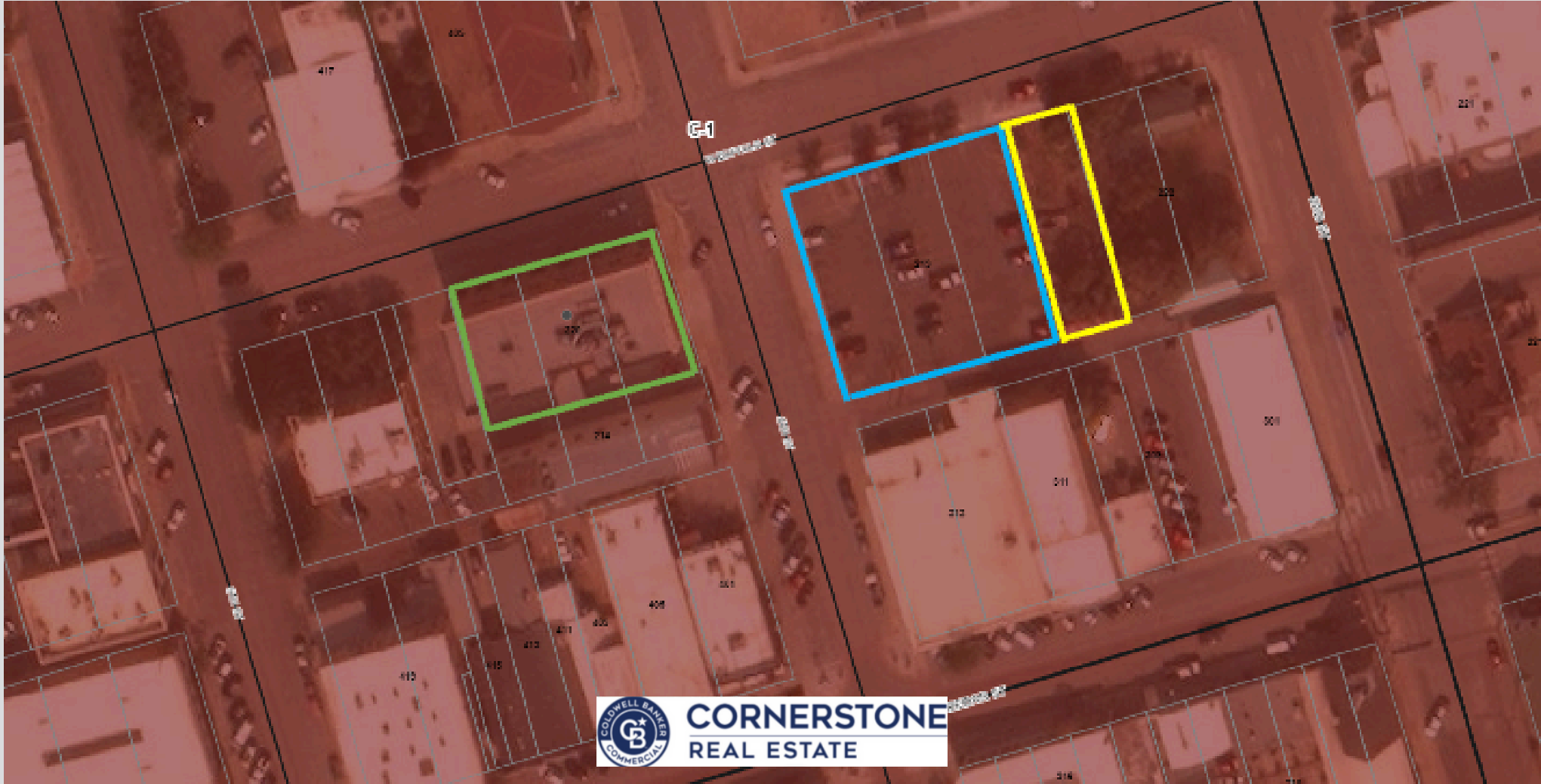




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LOCATION

- Zoned C-1, Commercial
- 220 4th St. Parcel 1 (0.3 AC) outlined in GREEN
- Parcel 2 (0.4 AC) outlined in BLUE
- Parcel 3 (0.13 AC) outlined in YELLOW



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ABOUT US

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CHUCK HAWLEY Principal

307-259-1315 • chuckhawley@msn.com

Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.

FORREST LEFF Principal

307-262-2393 • forrestleff@gmail.com

Forrest Leff is the Principal and Managing Partner for Cornerstone Real Estate. He has been a highly respected and sought out real estate professional for over 15 years, emphasizing Industrial, Farm & Ranch and Commercial Real Estate sales and leasing.

Mr. Leff was born and raised in Casper and received his Associate of Science Degree from Casper College, and a Bachelor of Science Degree in Biology & Zoology from the University of Wyoming. Following graduation, he relocated to Southern California and established Turbo Cleaning Systems, specializing in medical biohazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy Hospital, Radiology Medical Group and Surgical centers in San Diego.

After returning to Casper in 1993, he successfully opened the first Espresso shop in Casper, Java Jitters Espresso, which is celebrating 25 years in business. As President of the Casper Petroleum Club, in 2017 he oversaw the dissolution, disbursement and disposition of the club's assets. Forrest is exceptionally in tune with Casper and the State of Wyoming's economic climate, as specialist in the Industrial and Commercial Real Estate market.

