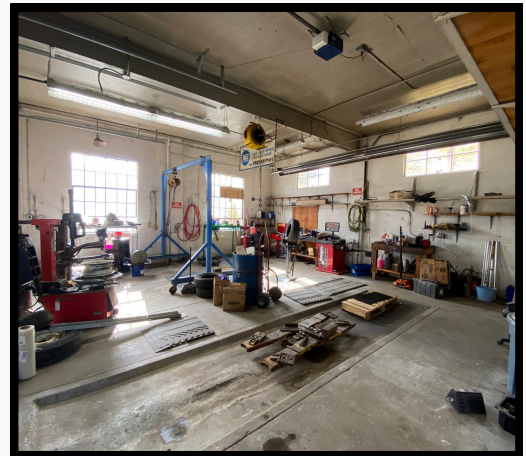


COMMERCIAL BUILDING FOR SALE



320 N FEDERAL BLVD - \$250,000

Prime Commercial Property with Highway Frontage! Take advantage of this high-traffic, high-visibility corner lot—perfect for your business! This property offers two bays, covered parking, and plenty of off-street parking for customers and employees. Inside, you'll find a convenient office area & restroom, making it ideal for a wide range of commercial uses. The building features radiant gas heat, ensuring comfort and efficiency year-round. Sitting on a 9,000 sq. ft. lot with excellent highway exposure, this property provides incredible visibility and accessibility for any business looking to stand out.

Call Spencer at (307) 851-6885 today for more information or to schedule a showing!



MLS



804 W Main St
(307) 856-4663

Spencer D. Piplica
Sales Associate
307-851-6885



FEATURES:

Commercial Building

Office 203 sq ft

9,000 sq ft lot

Built 1956

Zoning C-H

High visibility

Highway access

Restroom

Brick exterior

Aluminum steel roof

Two overhead doors

Covered parking

Paved lot

Radiant gas heating

115V Electricity

220V Electricity

City water & sewer

Electric: (H)\$117 (L)\$62 (AVG)\$95

Gas: (AVG)\$137

2025 Taxes: \$960.58

