

PUMP & WASH

FOR SALE

865 Fort Street, Buffalo, WY 82834



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

EXCLUSIVELY LISTED BY:

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
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INVESTMENT SUMMARY

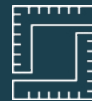


- Business and Real Estate Sale of a Gas Station and Self-Serve Car Wash
- 2023 Gallons Sold: 68,699
- Annual Average Daily Traffic Counts of 6,697
- Newly Built Pumps In 2017
- New POS System



PURCHASE PRICE

\$825,000



CAR WASH AREA

3,600 SF



LAND SIZE

0.45 Acres



OF PUMPS

2



YEAR BUILT

2017



FUEL SUPPLIER INFO

Kotaco Fuels

UNDERGROUND STORAGE TANK INFO

2 Tanks: UL-316 Xerxes double walled Fiberglass, Installed in 2017. Tank Capacity - 12K Diesel, 12K Gasoline.

PROPERTY OVERVIEW

LOCATION:

Intersection on US-16 and Veterans Avenue

LAND AREA:

Consists of 0.45 Acres or 19,660 SF of land area

BUILDING AREA:

The property features a gas station with two pumps and a self-serve car wash with six bays averaging 3,600 sq ft of foundation

FRONTAGE & ACCESS:

The subject property has two direct access points totaling approximately 125 feet along US-16 (Fort Street)

TRAFFIC COUNTS:

US-16 – 6,697 ADT

YEAR BUILT:

2017



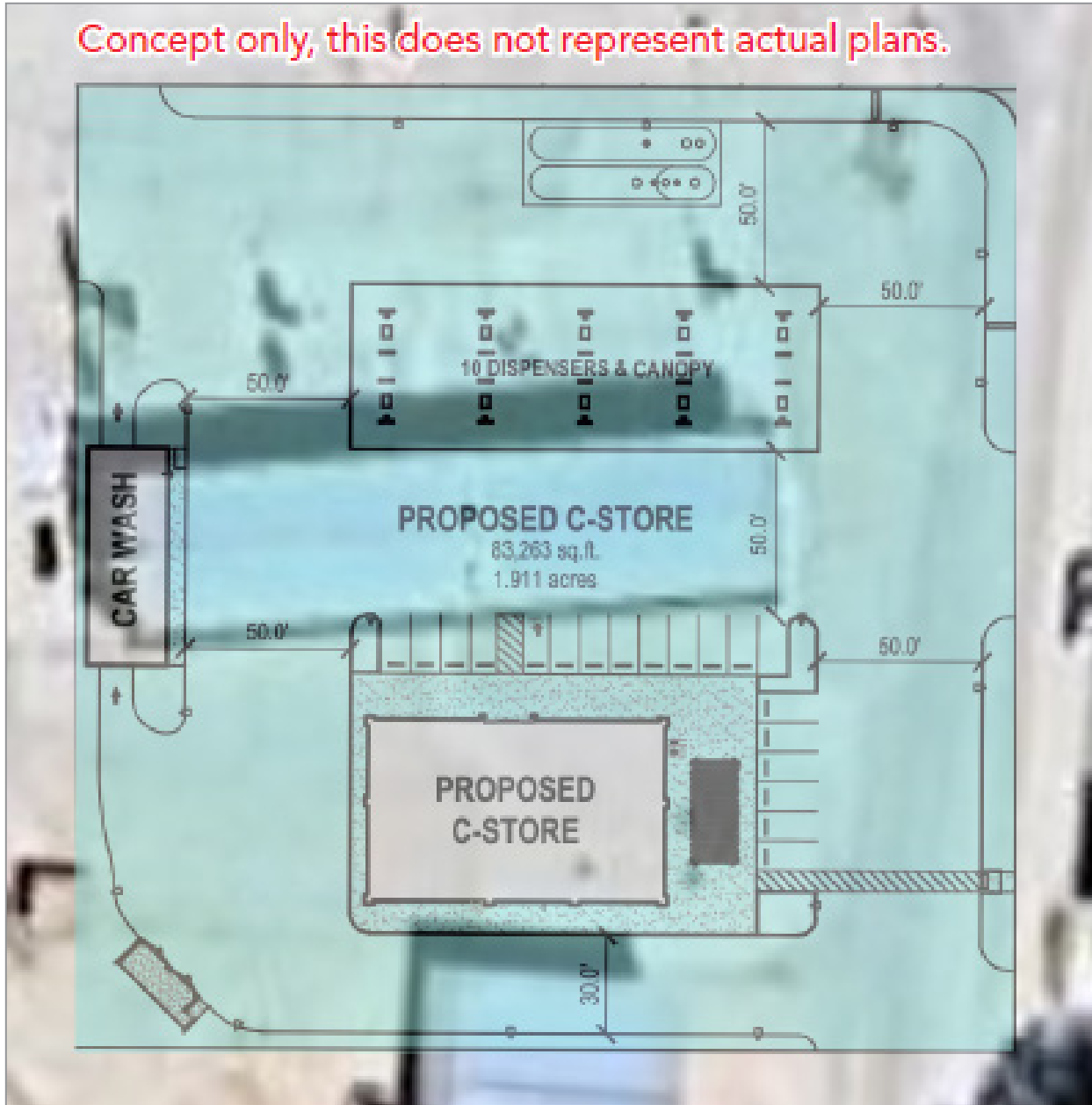
LAND OVERVIEW

APN #	ACRES	SF
51823434300100	0.45	19,660

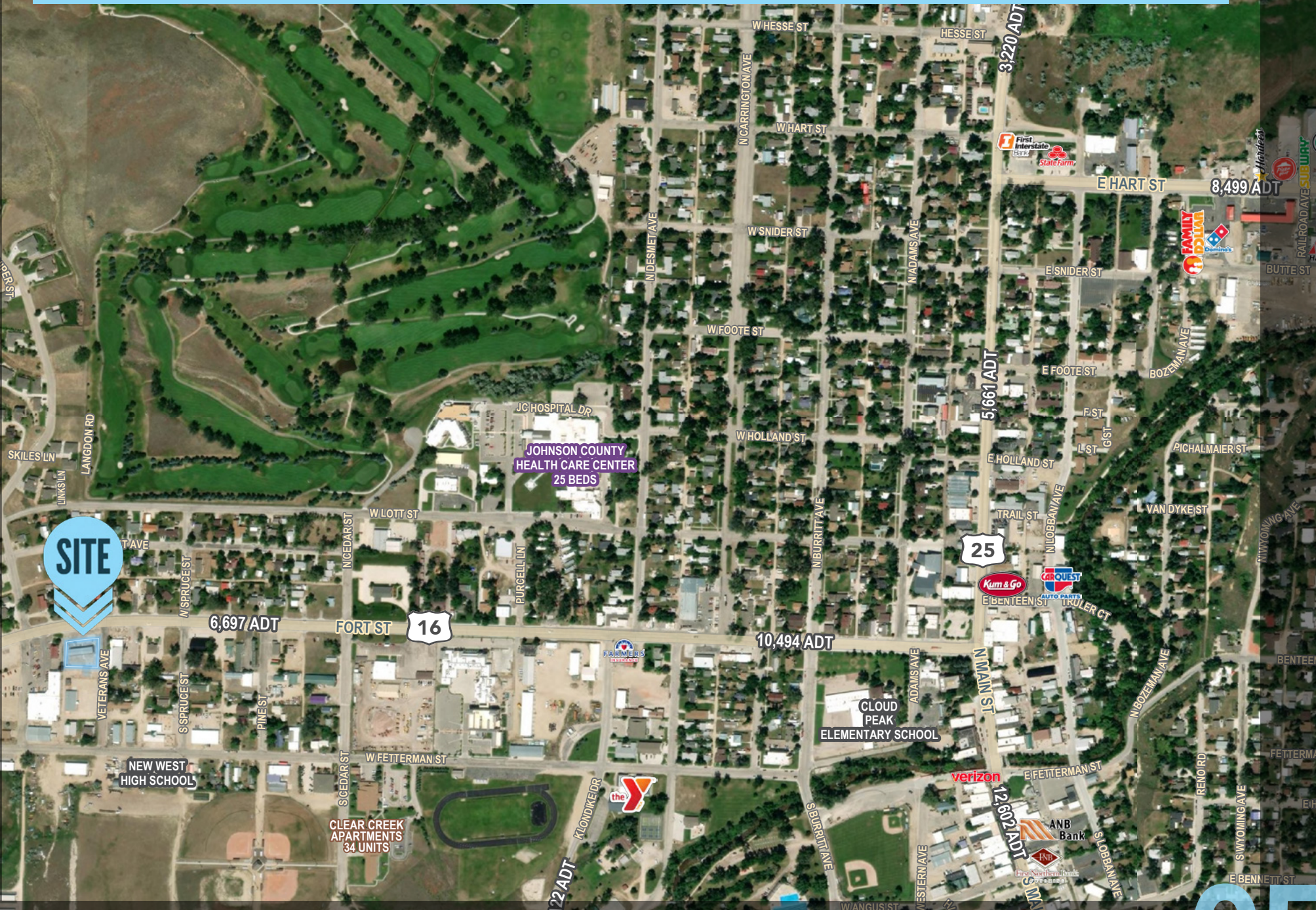
INVESTMENT PROPOSAL



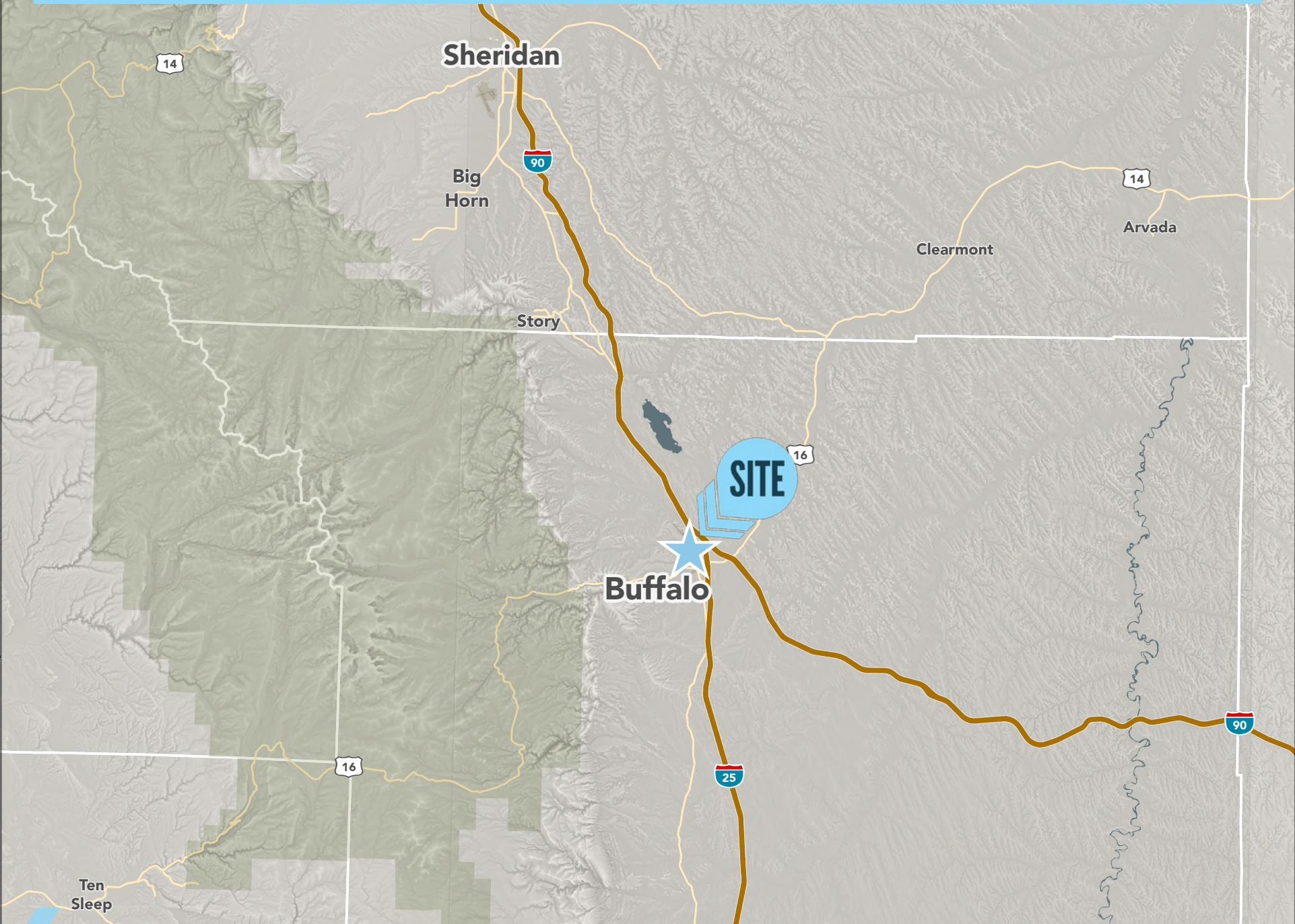
Concept only, this does not represent actual plans.



LOCATION



REGIONAL MAP

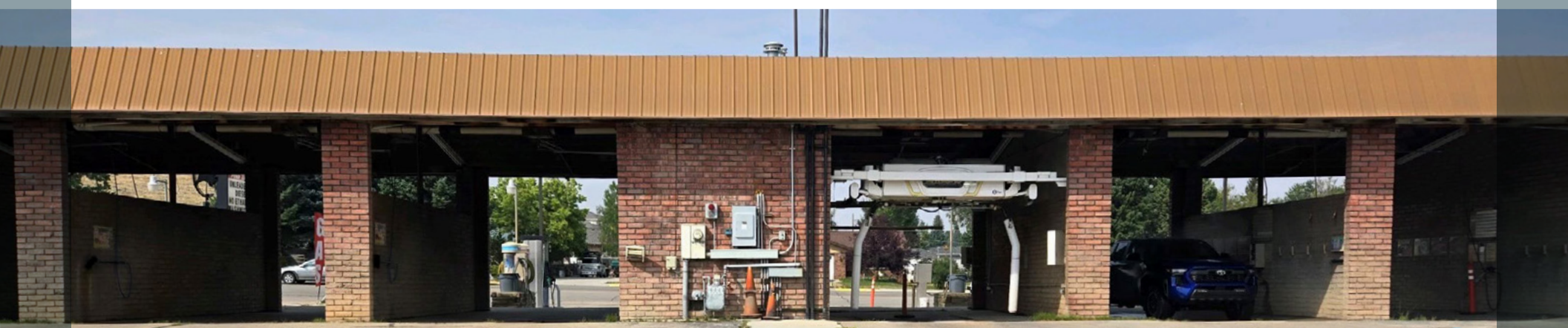


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MWCRE | Pump & Wash, Buffalo WY

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

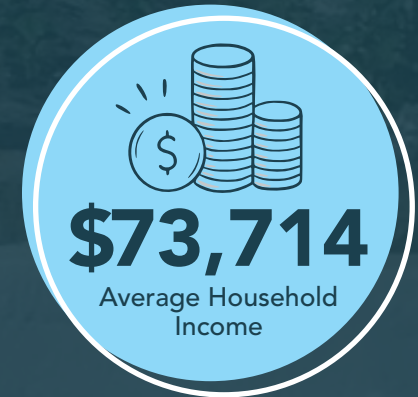
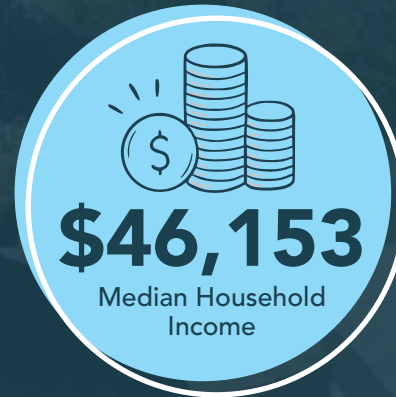
PROPERTY PHOTOS



BUFFALO, WY

Buffalo, Wyoming, is a small town in Johnson County, located in the north-central part of the state at the base of the Bighorn Mountains. It is a picturesque town known for its rich history, stunning natural surroundings, and outdoor recreational opportunities. Situated at the junction of Interstate 25 and Interstate 90, Buffalo is a key gateway to the Bighorn

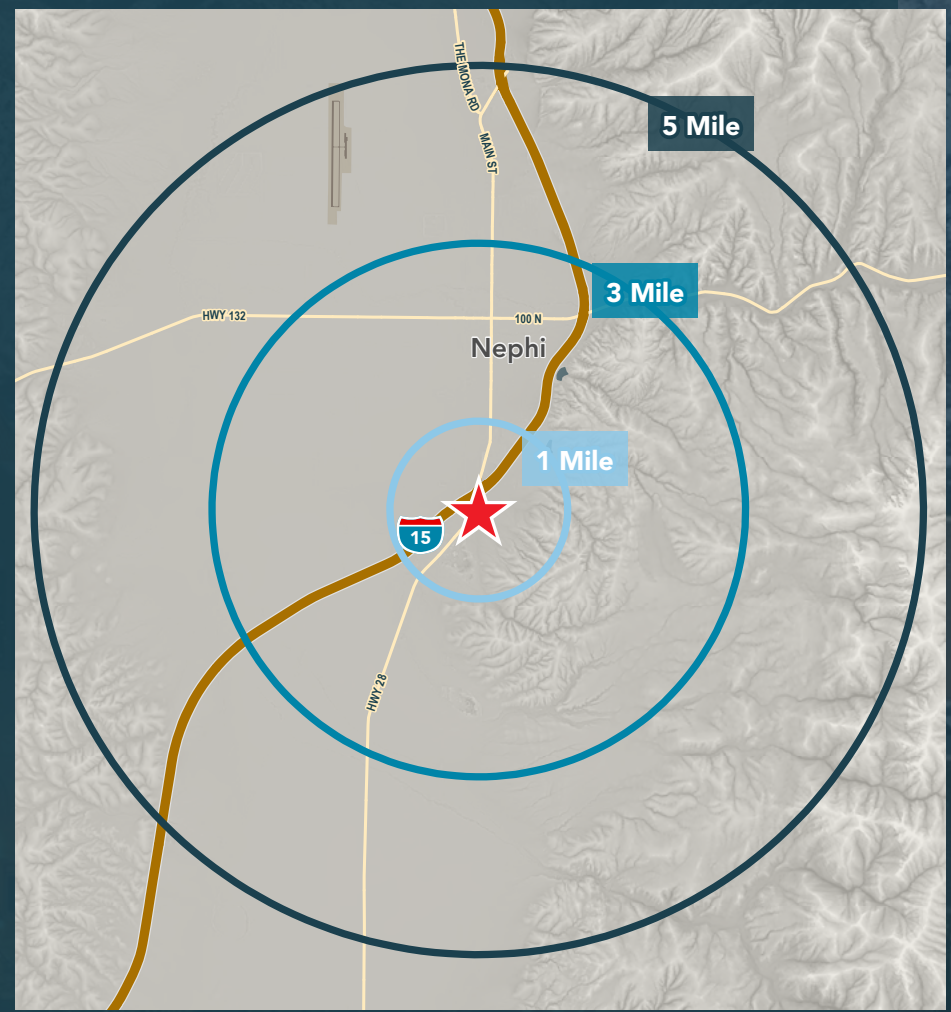
Mountains and National Forest. Buffalo's proximity to the Bighorn Mountains makes tourism a significant part of the economy, drawing visitors for outdoor activities such as hiking, camping, hunting, and fishing. The local economy also relies on agriculture, particularly cattle ranching, which is central to the region's heritage.



2024 DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
EST. POPULATION	177	6,267	7,642
2029 EST. POPULATION	212	7,621	9,274
EST. HOUSEHOLDS	57	2,022	2,426
EST. AVERAGE HOUSEHOLD INCOME	\$99,509	\$109,931	\$112,952
EST. MEDIAN HOUSEHOLD INCOME	\$74,439	\$88,798	\$94,386



CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 865 Fort Street, Buffalo, WY 82834. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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