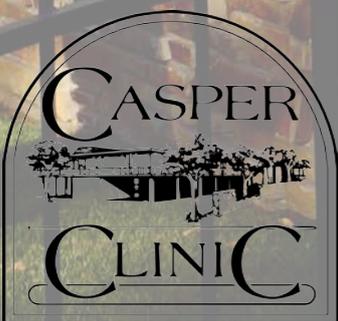


For Sale | 940 E. 3rd Street Casper, Wyoming

Stabilized Medical Office Investment | \$3,900,000

32,489 ft.² | 1.54 Acres C-2 | \$120/ft.² | NOI \$315,985 | 8.1% Cap Rate



**LUKER
REALTY**

Christopher D. Bradfield, CCIM

chris@lukerrealty.com

307-265-8000

Offering Summary

Luker Realty is pleased to offer for sale the **Casper Clinic**. A rare chance to acquire a fully remodeled, 100% leased, strategically located healthcare asset in the heart of central Wyoming's medical corridor.

- **Location & Visibility** – Commanding a high-profile corner at South McKinley St. and East 3rd St. totaling 1.54 acres, the property sits one block from Banner Wyoming Medical Center—the state's largest hospital and a regional trauma and referral hub serving 11 counties and over 250,000 residents.
- **Building & Zoning** – Zoned C-2 (City of Casper), the 32,489 RSF facility comprises 14 suites, common areas showcase exposed wood ceilings, a central plaza, and an ADA compliant design with a 32% load factor.
- **Diverse Tenant Mix** – Stable income from a laboratory, pediatrics, family practice, aesthetic spa, dermatology, massage school, psychological services, among others creates resilient, healthcare-driven cash flow.
- **Parking & Expansion** – 39 on-site spaces plus 78 additional across South Jefferson St. deliver a 5 per 1,000 USF ratio, while western parking lot parcels add upside for future development potential.
- **Offering Highlights** – Purpose-built medical office available at \$3,900,000 (\$120 per ft.²) with a 8.1% cap rate.

Contact for Due Diligence & Tours:

Christopher D. Bradfield, CCIM

Broker | Luker Realty, LLC (Agent)

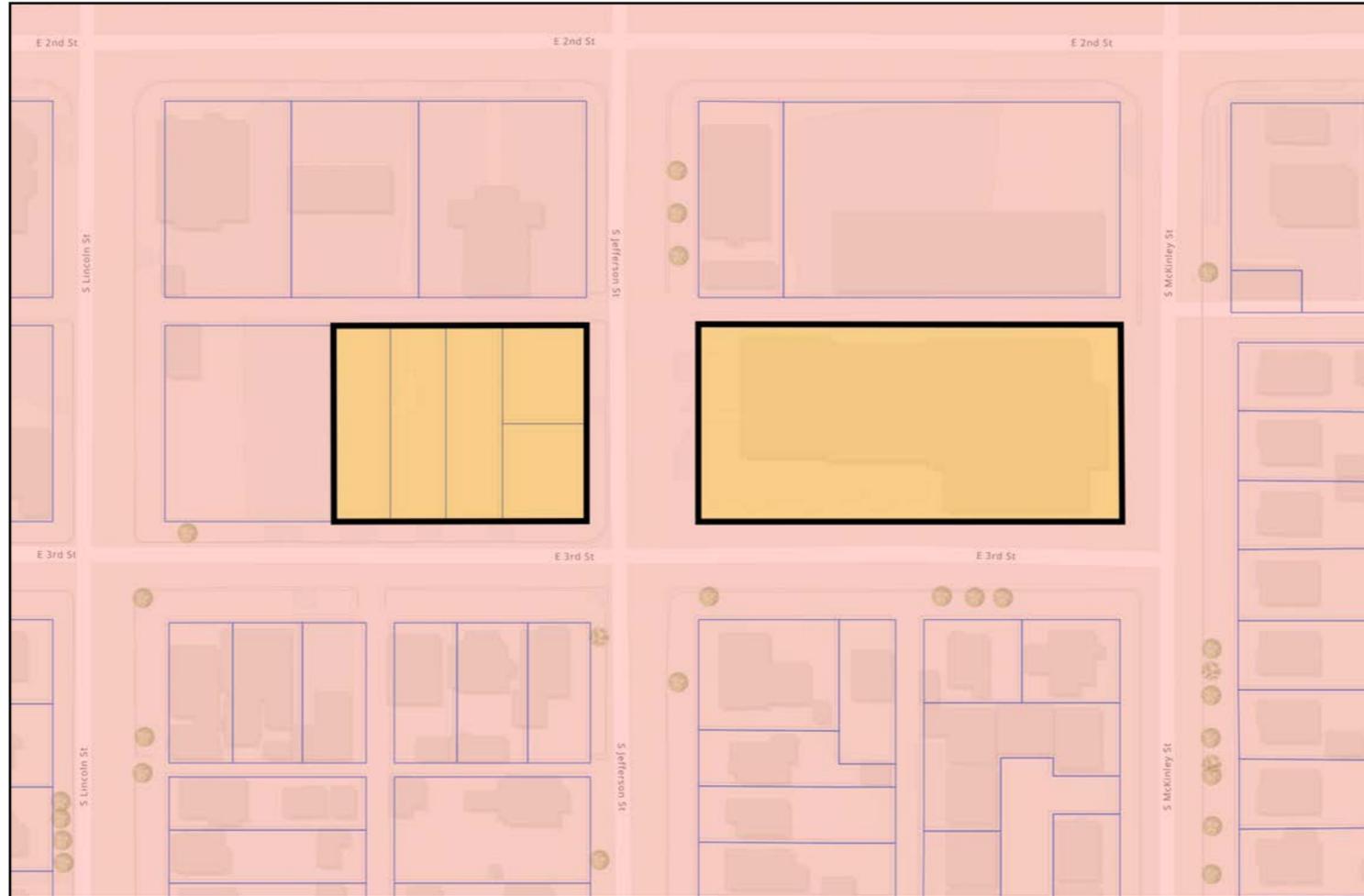
Minority Owner | Sugar Dog, LLC (Seller)

P.O. Box 23 Casper, WY 82602

chris@lukerrealty.com | **307-265-8000**

lukerrealty.com

Parcels

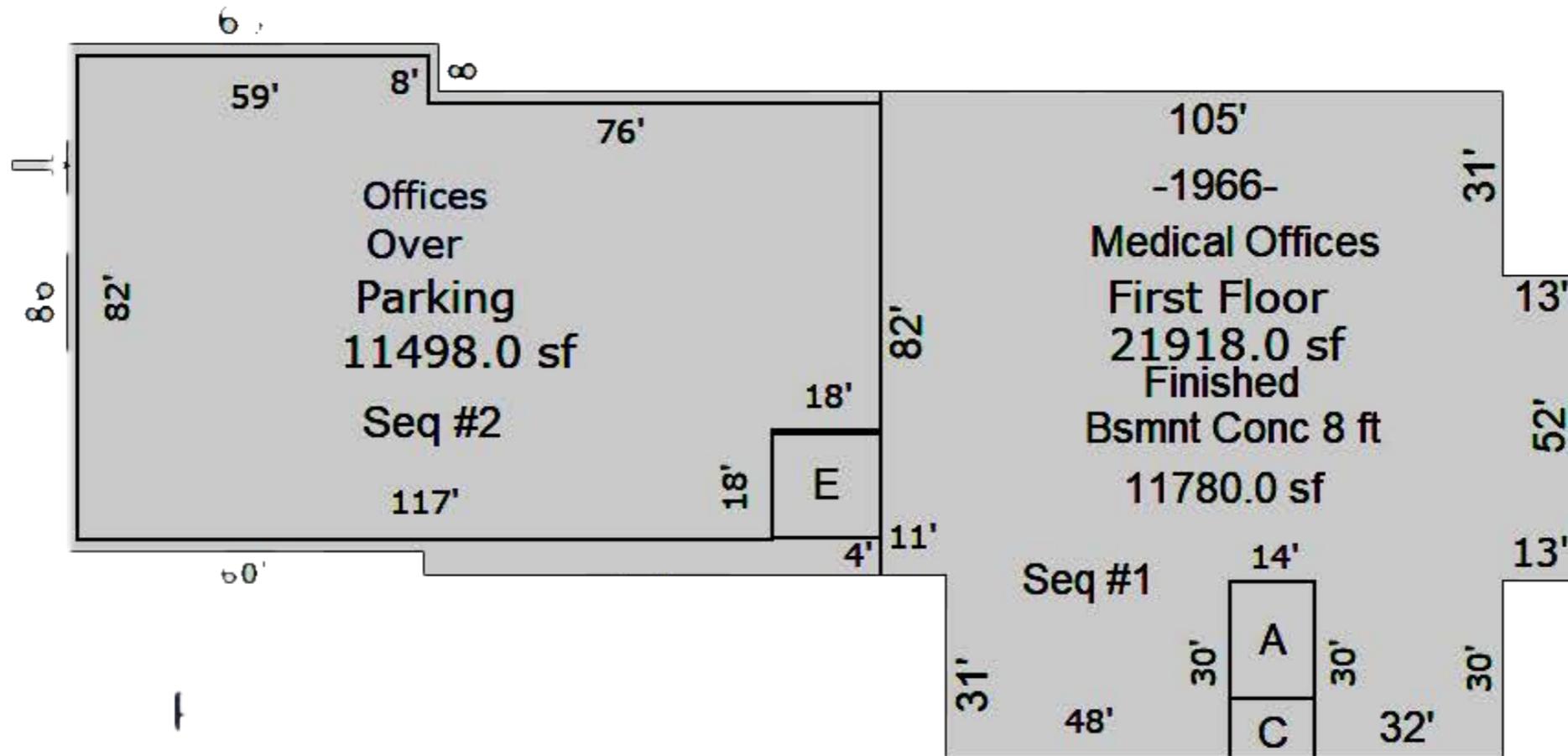


Legal	Square Feet	Acres	Assessed Value
Casper Blk 145 Lot 8 W40	5,600	0.13	\$38,091
Casper Blk 145 Lot 8 E20	5,600	0.13	\$38,070
Casper Blk 145 Lot 9 E40	5,600	0.13	\$38,070
Casper Blk 145 Lot 10 N1/2	4,200	0.10	\$30,885
Casper Blk 145 Lot 10 S1/2	4,200	0.10	\$30,885
Casper Blk 203 Lots 6-10	42,000	0.96	\$4,668,181
	67,200	1.54	\$4,844,182

Profit & Loss

Casper Clinic	
Gross Annual Revenue	\$560,388
Expenses	
Property Tax	\$31,556
Insurance	\$15,343
Utilities	\$51,577
Janitorial	\$54,454
Landscape	\$36,000
Repairs	\$26,000
Elevator	\$1,454
Management	\$28,019
Total	\$244,403
Net Operating Income	\$315,985

Improvement Plan



Aerial Looking Southwest



Aerial Looking East



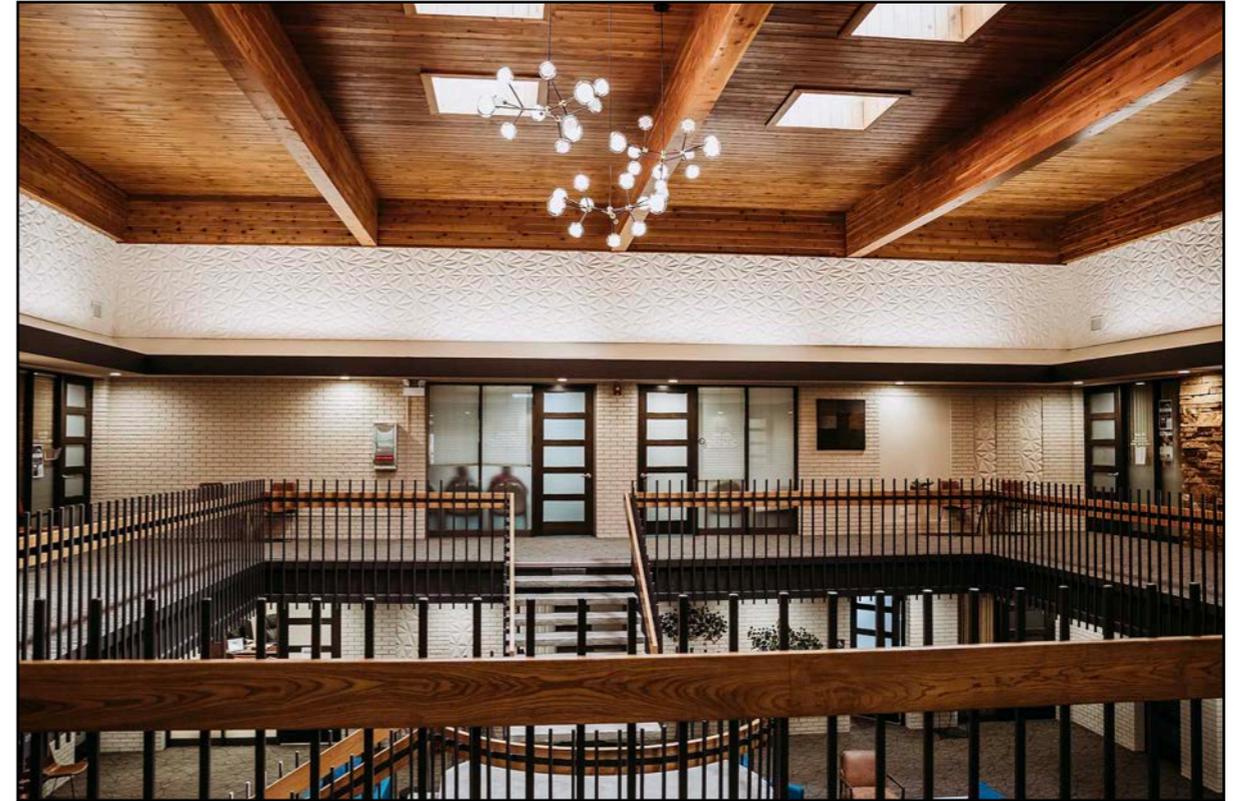
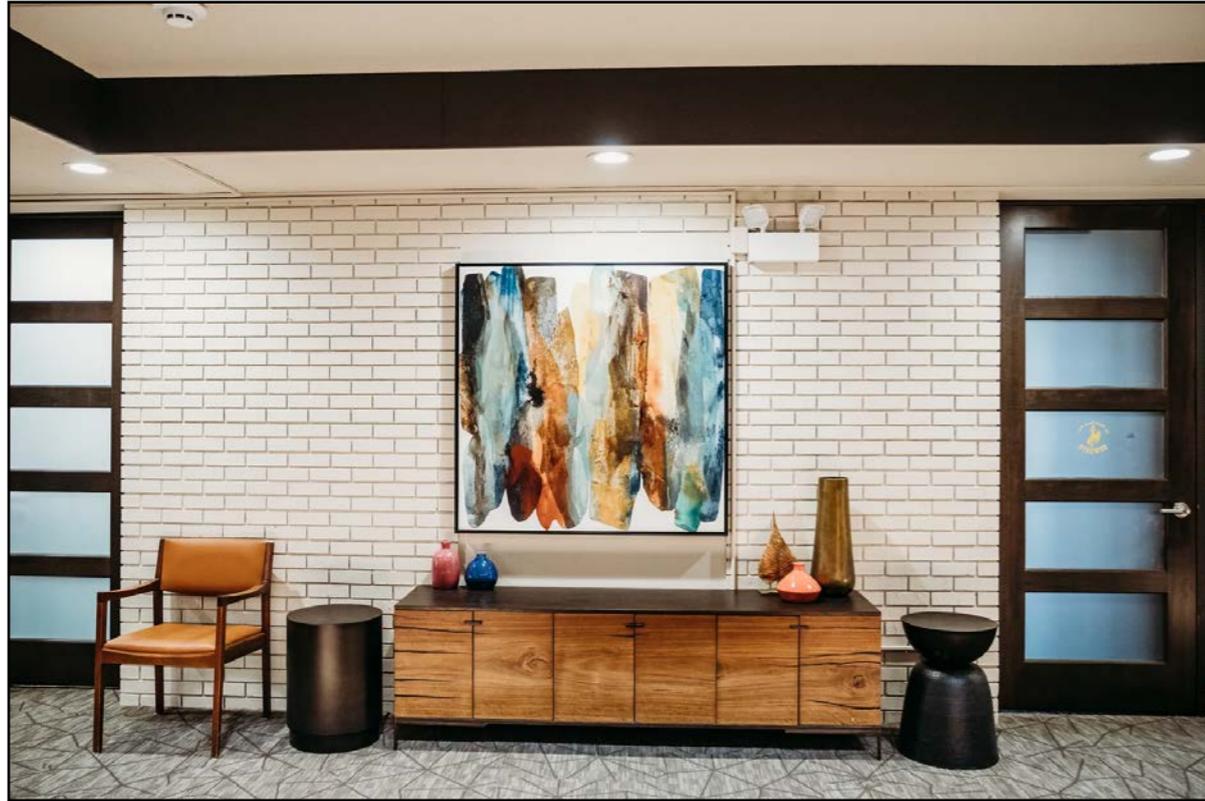
Aerial Looking North



Exterior Photos



Interior Photos



Casper Demographics

DEMOGRAPHIC SUMMARY

10 miles
Ring: 10 mile radius

KEY FACTS

76,672

Population



31,768

Households

38.0

Median Age

\$58,727

Median Disposable Income

EDUCATION

5.6%

No High School Diploma



27.8%

High School Graduate



38.8%

Some College/
Associate's Degree



27.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$68,971

Median Household Income



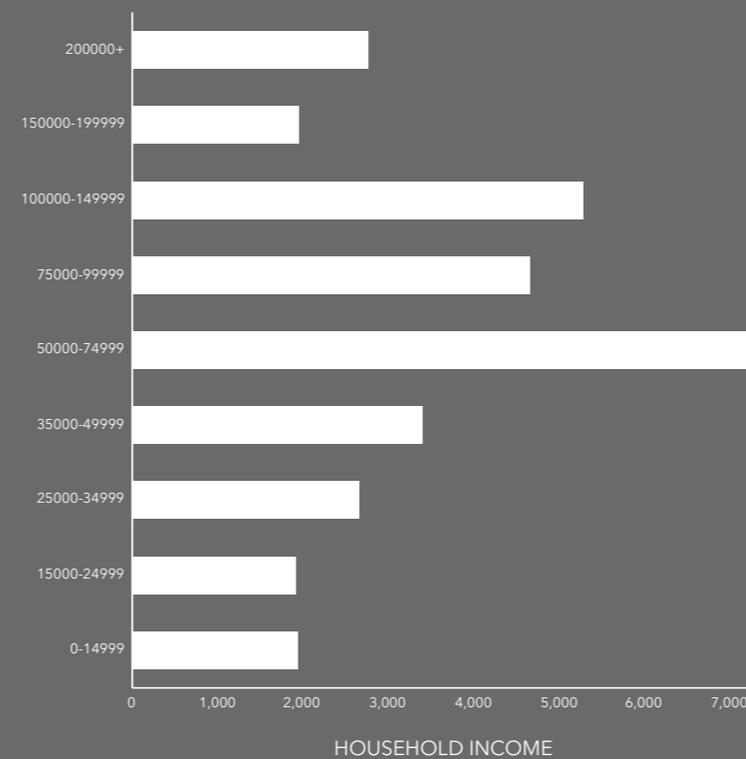
\$40,238

Per Capita Income

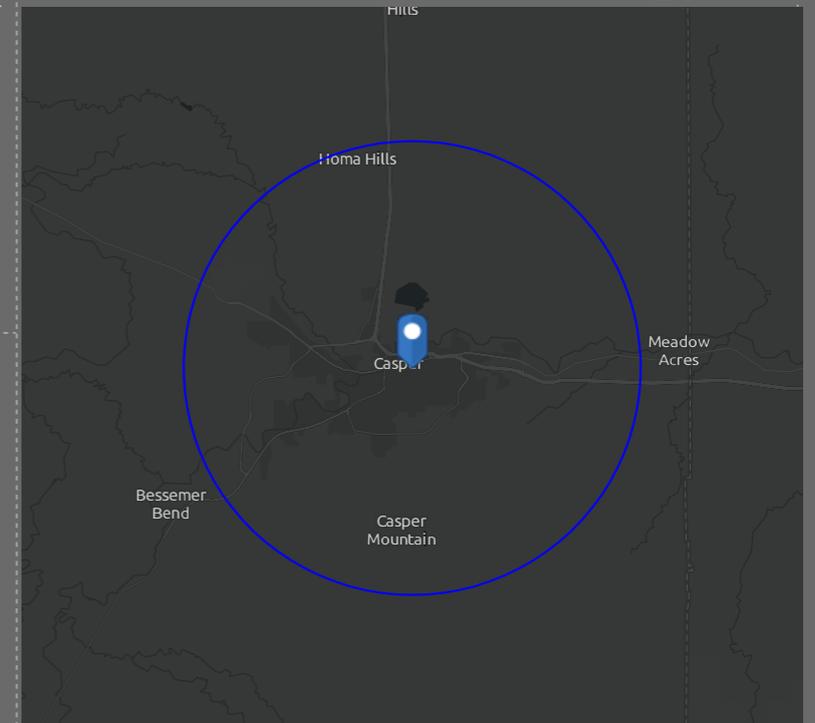


\$214,506

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



59.6%

White Collar



26.6%

Blue Collar



16.5%

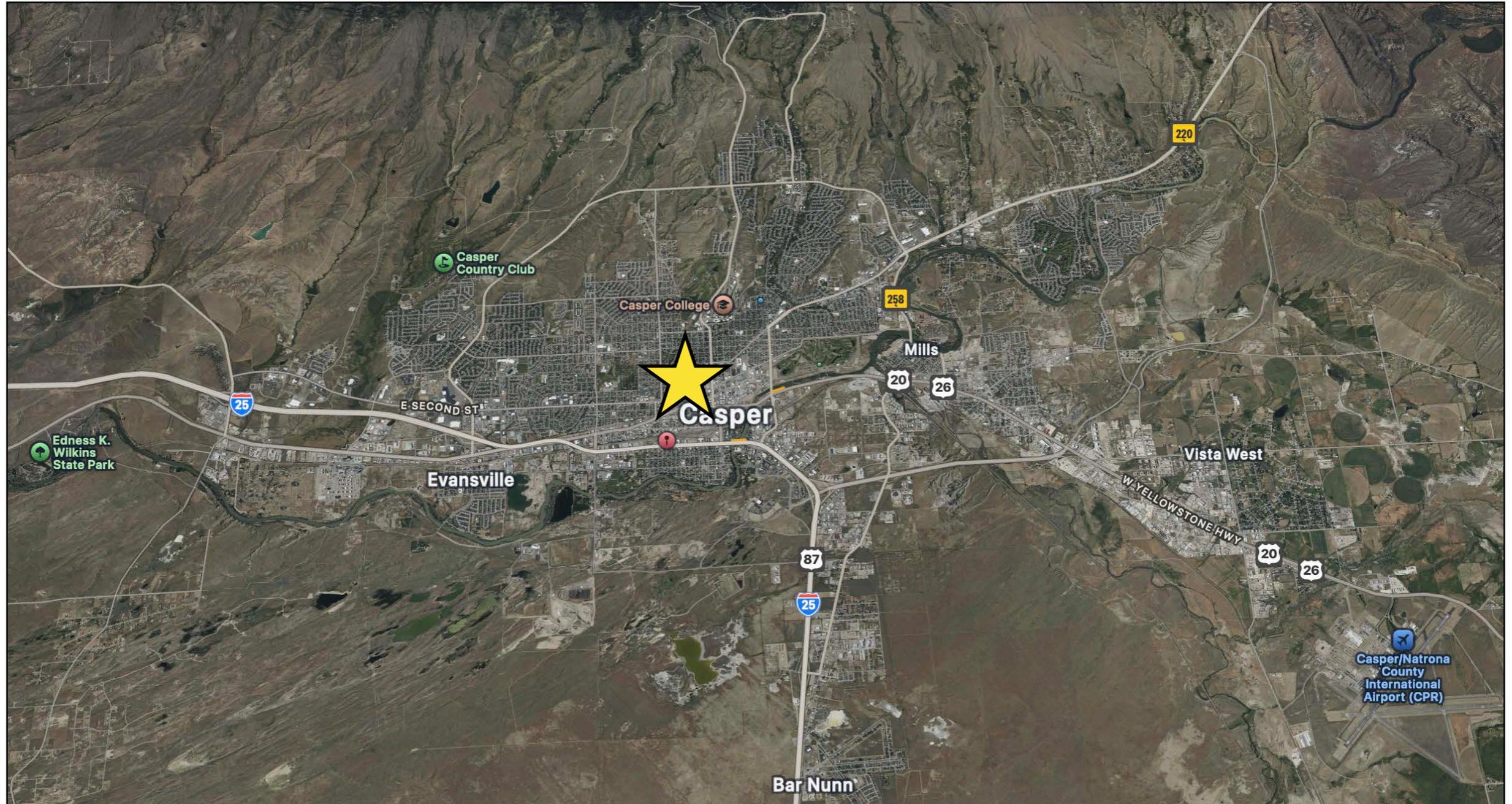
Services

1.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Casper Map



Casper Information

Population & Workforce

- Home to ~80,000 residents with a stable and skilled labor force
- Economically resilient community with strong local employment drivers

Diversified Economic Base

- Anchored by energy sector: oil, gas, coal, uranium, wind, and solar
- Expanding presence in healthcare, finance, and retail trade

Strategic Location

- Central position in the Mountain West region
- Key hub for statewide logistics and commerce

Robust Infrastructure

- BNSF rail access and major freight corridors (I-25, HWY 220, HWY 20-26)
- Multiple business parks and transload facilities
- Foreign trade zones and Wyoming's only international airport

Commercial Growth

- Ongoing capital investment and facility expansion
- Increasing demand for office, medical, industrial, and retail space

Quality of Life & Workforce Retention

- Recreational amenities: North Platte River, Alcova & Pathfinder Lakes, Casper Mountain (Downhill & Nordic skiing, mountain biking, hiking)
- Vibrant public spaces: Ford Wyoming Center, Wyoming Sports Ranch, David Street Station, Casper Recreation Center (ice rink, pool)

