



COLDWELL BANKER
THE LEGACY GROUP

FOR SALE

1122 S ADAMS ST. LARAMIE, WY

www.TommyJRussell.com



TURNKEY MEDICAL INFRASTRUCTURE NEAR THE UNIVERSITY OF WYOMING

This offering presents an opportunity to acquire a 13,042 square-foot medical facility situated on 2.48 acres in Laramie, Wyoming. Originally constructed in 2002 for BioLife Plasma Services, the building was designed for clinical operations with a highly functional layout and specialized infrastructure. Offered vacant and ready for repositioning, the property provides a flexible opportunity for owner-users, healthcare operators, or investors seeking a medical redevelopment project.

TOMMY RUSSELL, CCIM
Realtor

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☎ 307-267-7606



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EFFICIENT CLINICAL LAYOUT DESIGNED FOR HEALTHCARE OPERATIONS

The facility includes eight exam rooms, six offices, conference and training space, staff locker rooms, and a large open clinical floor area, providing a flexible environment for healthcare operations. Additional building infrastructure includes dual boilers, a walk-in freezer and a shock freezer component, and a 35' x 38' shipping and receiving area. These existing improvements create an efficient platform for a variety of medical or professional uses.

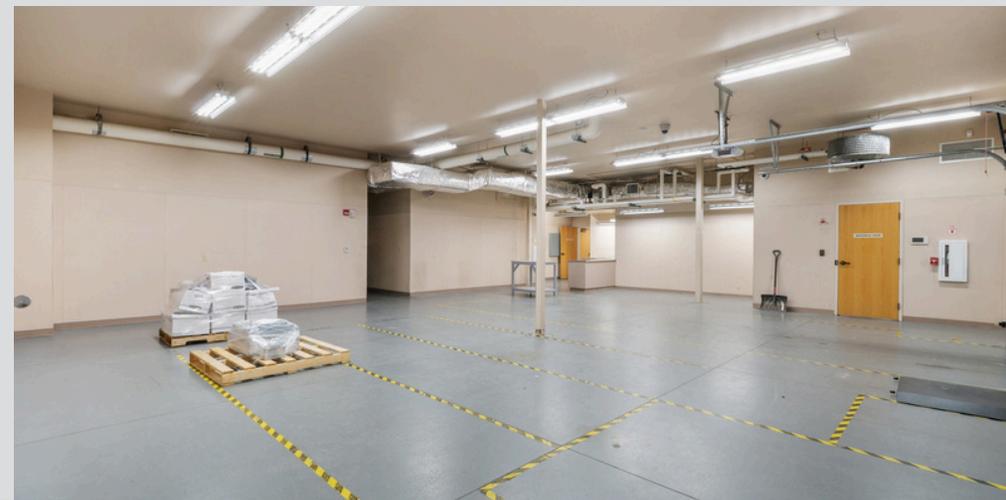


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STRATEGIC LOCATION WITH MULTIPLE REPOSITIONING PATHS

Located in Laramie, Wyoming, home to the University of Wyoming and a growing regional population, the property is positioned within a stable and expanding community. The building's layout and infrastructure make it suitable for medical practices, behavioral health, dental services, outpatient clinics, or adaptive reuse opportunities. With a 2.48-acre site and modern construction, the property offers a strong foundation for redevelopment or long-term investment.



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PROPERTY HIGHLIGHTS

- Building Size: 13,042 SF
- Lot Size: 2.48 Acres
- Year Built: 2002
- Zoning: C-2 Commercial
- Exam Rooms: 8
- Offices: 6
- Restrooms: 6
- Property Taxes: \$17,492.12

Property Highlights

- **Turnkey Medical Infrastructure** - Purpose-built medical facility with exam rooms, offices, training space, and open clinical floor.
- **Large Site with Operational Flexibility**- 13,042 SF building located on 2.48 acres, allowing for ample parking and site functionality.
- **Multiple Repositioning Strategies** - Suitable for medical, behavioral health, dental, urgent care, outpatient services, or adaptive reuse.
- **Operational Systems in Place** - Dual boilers, walk-in freezer, and dedicated shipping/receiving area.
- **Vacant and Ready for Immediate Occupancy** - Allows owner-users or investors to reposition the asset without tenant constraints.

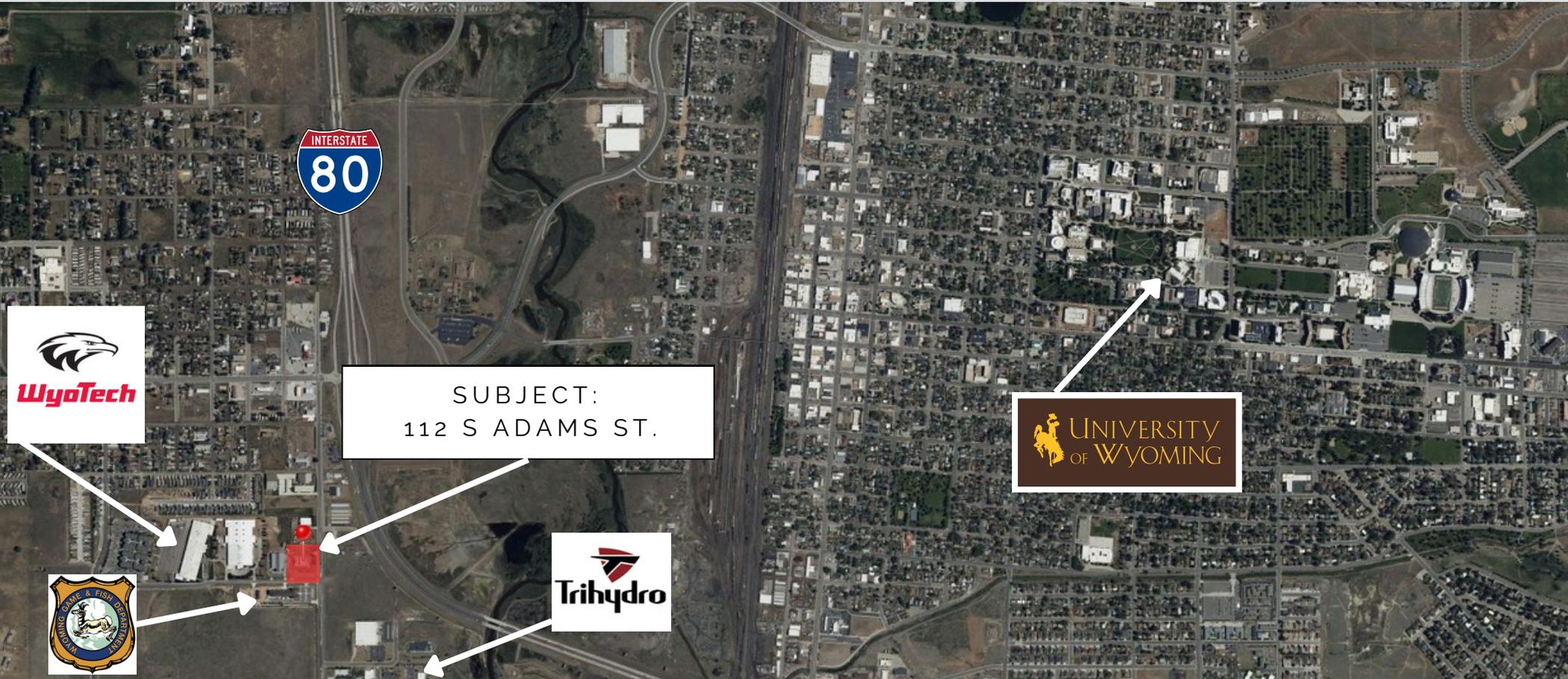


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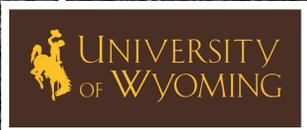
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SUBJECT:
112 S ADAMS ST.



PRIME LOCATION IN A GROWTH CORRIDOR

Laramie serves as an important regional center for education, healthcare, and professional services in southeastern Wyoming, supported by the presence of the University of Wyoming and a growing local population. The property is positioned within an established commercial area that offers convenient access for patients and providers throughout Laramie and the surrounding communities. With direct access to Interstate 80, the location provides strong regional connectivity for healthcare operations serving Albany County and nearby rural markets. The surrounding area includes professional services, retail amenities, and lodging options, creating a practical and accessible environment for medical providers and healthcare-related businesses.

A CENTER FOR EDUCATION, INNOVATION, AND OPPORTUNITY

Laramie is located in southeastern Wyoming along the I-80 corridor between Cheyenne and Rawlins. As the home of the University of Wyoming, the state's only four-year university, Laramie serves as a center for education, research, and innovation in Wyoming. With a population of approximately 32,000 residents, the city attracts students, faculty, researchers, and visitors from across the state and region. Laramie is also home to WyoTech, a nationally recognized technical training school that brings students from across the country to pursue careers in the automotive, diesel, and skilled trades industries.

The community blends the character of a historic western town with the energy of a university city. Located at an elevation of 7,200 feet in the Laramie Valley, the area offers exceptional access to outdoor recreation including hiking, mountain biking, fishing, hunting, skiing, and snowmobiling in the nearby Medicine Bow National Forest and Snowy Range Mountains. Cultural and community events are anchored by the University of Wyoming campus, War Memorial Stadium, and the vibrant downtown district, which features local restaurants, shops, and year-round festivals that attract residents and visitors alike.



Laramie's economy is driven by education, research, tourism, healthcare, and regional services. The presence of the University of Wyoming supports a wide range of industries including technology, engineering, energy research, and entrepreneurship through programs such as the UW Research Park and Innovation Campus. The city also benefits from its strategic location along Interstate 80, one of the nation's major east-west freight corridors, connecting businesses to regional and national markets.

Whether expanding an existing operation or establishing a new location, Laramie offers a stable and diversified economic environment supported by education, innovation, and a high quality of life. Wyoming's pro-business climate—featuring no personal or corporate income tax, low property taxes, and minimal regulatory burden—continues to attract companies and entrepreneurs seeking long-term growth in a supportive and business-friendly environment.

Demographic Summary

1122 S Adams St, Laramie, Wyoming, 82070 (5 miles)
1122 S Adams St, Laramie, Wyoming, 82070
Ring of 5 miles

Latitude: 41.30317
Longitude: -105.61649

DEMOGRAPHIC SUMMARY

1122 S Adams St, Laramie, Wyoming, 82070
Ring of 5 miles

KEY FACTS

34,292

Population



14,903

Households

28.5

Median Age

\$48,407

Median Disposable Income

EDUCATION

2.9%

No High School Diploma



14.5%

High School Graduate



25.6%

Some College/
Associate's Degree



57.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$55,167
Median Household Income

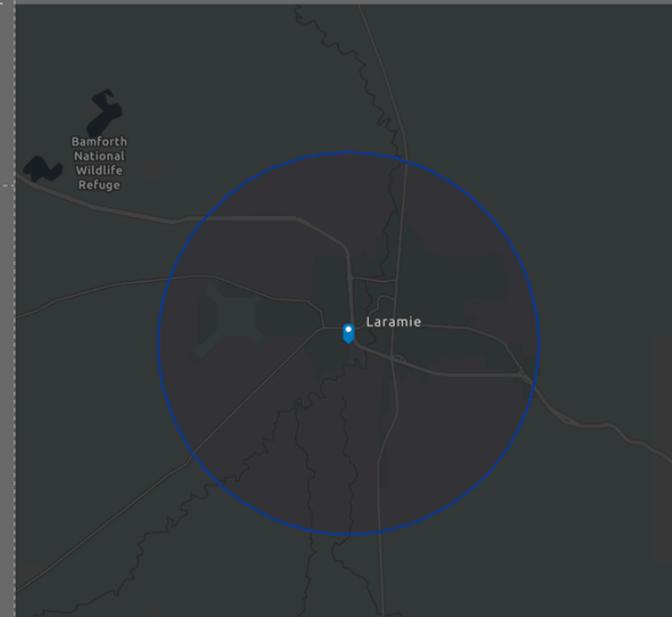


\$34,139
Per Capita Income



\$33,091
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

71.2%



Blue Collar

16.6%



Services

14.9%

3.6%

Unemployment Rate



TOMMY RUSSELL, CCIM

307-267-7606 • tommy@ccim.net

I am a driven problem solver with expertise in communication, digital media and design, and a passion for commercial real estate. With a background in commercial brokerage and leasing, I specialize in industrial, retail, office, and land transactions, helping clients navigate the complexities of site selection, lease negotiations, and property marketing.

My strong communication skills allow me to collaborate effectively with business owners, investors, and developers to find strategic solutions that meet their needs. I stay ahead of the curve in the ever-evolving realm of technology, utilizing the latest tools to deliver innovative marketing and design strategies that enhance property exposure and maximize value. My experience in education has honed my interpersonal skills, enabling me to seamlessly integrate into project teams and apply my organizational and creative skills to meet project requirements and deadlines. I believe in using my ingenuity and technical knowledge to drive results for my clients and make a positive impact in the commercial real estate industry.

For more information about me, or if you have any questions, feel free to contact me directly at 307-267-7606 or tommy@ccim.net

TANNER VIVIAN

307-267-1892 • tannervivian@hotmail.com

With over 10 years of experience as a Commercial Real Estate Associate Broker in Casper, Wyoming, Tanner Vivian helps clients make strategic, informed real estate decisions. He has represented local businesses, regional investors, and national companies across a broad range of commercial transactions, delivering consistent, results-driven outcomes.

Tanner combines strong market intelligence, data-driven strategy, and high-level marketing to maximize value for his clients. His focus is simple: align real estate opportunities with each client's goals through thoughtful planning and effective market exposure. Based in Casper, he leverages deep local knowledge and a statewide perspective to serve clients with professionalism and precision.

As the 2026 MLS Board President, Tanner demonstrates his commitment to strengthening the industry beyond individual transactions, helping guide policy and contribute to the continued growth and professionalism of the marketplace.

