

1204 S Federal Blvd - \$195,000



Presenting a versatile commercial property perfect for your business needs, located on South Federal Boulevard. This shop building features a spacious retail area and a finished office space complete with a welcoming waiting area, a conference room, and a kitchen. The property boasts two 10-foot overhead doors for easy access and convenience, along with an upstairs living quarters for added flexibility. Additionally, there is a 1680 square foot wood-framed lean-to with an 8-foot door, and a front shop measuring 25' x 26'9". With excellent highway frontage and a competitive price of \$195,000, this property is an ideal opportunity for your business expansion.

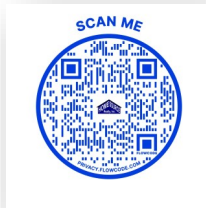
Don't miss out on this prime location!



George D. Piplica

Broker

307-851-9627



MULTIPLE LISTING SERVICE
MLS



804 W Main Street Riverton, WY. 82501

307-856-4663

www.WyomingHomeSource.com

Toll Free: 1-866-891-9375



Spencer D. Piplica

Sales Associate

307-851-6885

Commercial building

Built in 1956

.82 Acres

Office sq ft- 800

Retail sq ft- 2,280

Unheated warehouse sq ft- 1,680

Forced air natural gas heat

Baseboard electric heat

Restrooms

Kitchen area

Living area

Wood & other siding, block

Aluminum steel roof

Concrete foundation

Paved parking

Chain link fencing

Fenced parking

City water and sewer

115V & 220V Electricity

2024 Taxes: \$1126.28



The information contained herein is furnished by the owner to the best of their knowledge, but is subject to verification by the purchaser. Agent assumes no responsibility for correctness. The sale offering is made subject to errors, omissions, change of price, prior to sale or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, sexual orientation, gender identity, physical limitations, or familial status.