



**1770 & 1780 License St. Casper, Wy 82601**

Price: \$82 per sqft | 2.36 Acres | 17,966 sqft Total



### ABOUT THE PROPERTY

Located off Highway 20/26, this versatile industrial property offers three well-maintained buildings, ideal for commercial use, business operations, or future development. Great investment for multi-tenant leasing.

### PROPERTY FEATURES

- Building #1 (9,326 sqft): 3 offices, 2 bathrooms, large breakroom, reception, conference room, 2 overhead doors, 2-car garage.
- Buildings #2 & #3 (5,148 sqft): 3 offices, 1 bathroom, 4 overhead doors.
- Building #4 (3,492 sqft): 2 offices, 1 bathroom, 3 overhead doors, leased through June 2027 (\$13.75/sqft).

### ADDITIONAL FEATURES

- 400 sqft aluminum shed (16' height)
- 75% paved, fully fenced, security gate, cameras
- Recently renovated office spaces and ample parking

OFFERED AT

**\$1,475,000**



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