

For Sale
Gillette, Wyoming

CBRE

530 Running West Dr

Suite 100 | Gillette, WY



Property Details

Ideal Location

Accessible to Campbell Country Rec Center, retail plaza, and other similar healthcare centers

Highly Visible

Office faces the busy Enzi Drive. This main road sees ample traffic through Gillette

WY Tax Advantage

Zero State income tax includes corporate and personal, plus low property taxes

3,600 SF

Occupied by Specialty Dental Brand - Nationally Recognized credit Tenant

\$1,500,000

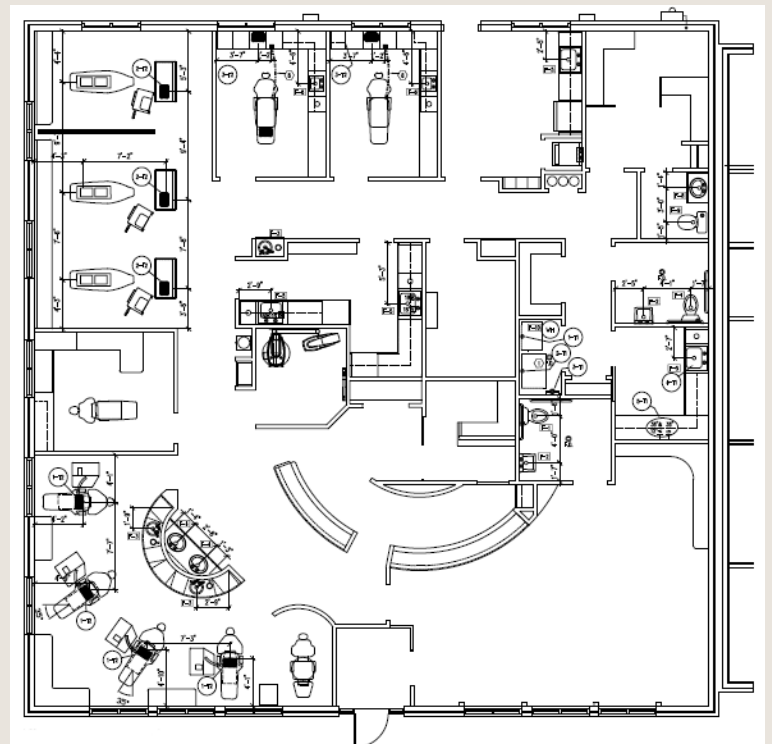
Sale Price with 6.4% Cap Rate

NOI \$96,000/Yr

\$8,000/Month NOI

7 Yr Lease

Triple Net Lease on 3% annual rent escalations LED 12/32/2033 with renewal options through 2039



Great Location

Close to Many Gillette Amenities!





530 Running West Dr

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