

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

kW WESTERN TRAILS
KELLERWILLIAMS REALTY
Kody M. Watts RE-15364



**4,800 SF
WAREHOUSE**



**4,700 SF
QUONSET HUT**



**2,930 SF
WAREHOUSE**



**6.46 AC
PAVED YARD**



**16,320 SF
OFFICE SPACE**



**4,200 SF
WAREHOUSE**

**LEASED
BILLBOARD**

71

ALLEGIANCE CIRCLE EVANSTON, WY

6.46 AC INDUSTRIAL COMPLEX WITH 32,950 SF BUILDING SPACE

PROPERTY SUMMARY

INVESTMENT SUMMARY

Property Address	71 Allegiance Circle Evanston, WY 82930
Listing Price	\$2,300,000
Total Building SF	32,950 SF
Price Per SF	\$69.80
Total AC	6.46 AC
Year Built	1981
Zoning	I-E Industrial Established

PROPERTY TAX INFORMATION

Parcel Number:	152019408004
2025 Property Taxes	\$5,596.29

Located in a Federal Opportunity Zone

Seller Financing Available

Seller financing is available with \$300k down, a 6.25% interest rate amortized over 30 years, with a balloon payment after 10 years. Monthly payments would be \$12,314

PROPERTY OVERVIEW

We're pleased to present for sale a 32,950 SF Building Space on 6.46 AC listed at an exceptionally low price per SF of \$69.80 at 71 Allegiance Circle in Evanston, Wyoming.

This is an amazing owner user or investment value-add opportunity. Can be a single tenant or multi-tenant property. Potential for office space to be converted to a storage unit complex, a large paved yard space for boat, RV, Industrial Yard Space or Semi truck and trailer parking. Endless possibilities.

Seller financing is available with \$300k down, a 6.25% interest rate amortized over 30 years, with a balloon payment after 10 years. Monthly payments would be \$12,314.

The property features multiple buildings with a diverse mix of warehouse, office, and paved yard space. It includes a 4,200 square-foot warehouse equipped with a 3-ton crane, along with 16,320 square feet of office space. Additionally, there is a 4,800 square-foot warehouse with three 14-foot overhead doors and another 3-ton crane, a 4,700 square-foot Quonset hut with two 14-foot overhead doors, and a 2,930 square-foot building with an overhead door. Freeway frontage facing I-80.

Situated on 6.46 acres of fully fenced, paved yard space, the property offers extensive functionality for industrial operations. It also includes valuable features such as heavy 3 phase power with 0.5 MW, a concrete chemical wash basin, and a freeway billboard that generates \$4,800 per year in rental income. Currently leasing 7,800 SF of office and warehouse to a tenant at a rate of \$5.77/SF (\$3,750/Mo) with an option in the lease to vacate the tenant upon sale of the property.



AMORTIZATION SCHEDULE

Amortization schedule based on Seller financing terms of \$300k down, a 6.25% interest rate amortized over 30 years, with a balloon payment after 10 years.

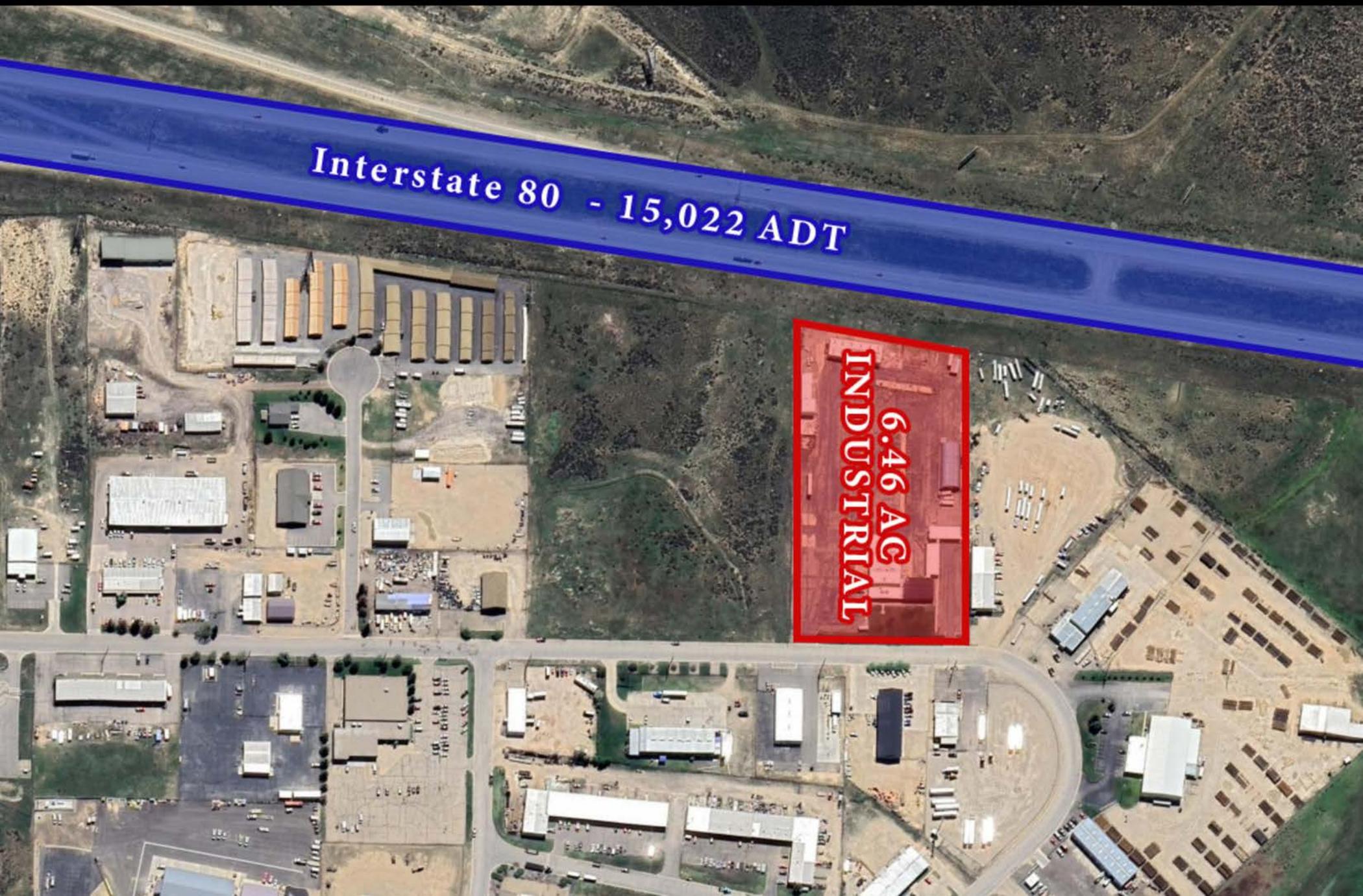
YEAR	MONTHLY PAYMENT	INTEREST PAYMENTS	PRINCIPAL PAYMENTS	ENDING BALANCE
1	\$12,314.34	\$124,336.21	\$23,435.91	\$1,976,564.09
2	\$12,314.34	\$122,828.77	\$24,943.35	\$1,951,620.73
3	\$12,314.34	\$121,224.37	\$26,547.76	\$1,925,072.98
4	\$12,314.34	\$119,516.77	\$28,255.36	\$1,896,817.62
5	\$12,314.34	\$117,699.34	\$30,072.79	\$1,866,744.83
6	\$12,314.34	\$115,765.00	\$32,007.13	\$1,834,737.70
7	\$12,314.34	\$113,706.24	\$34,065.88	\$1,800,671.82
8	\$12,314.34	\$111,515.06	\$36,257.06	\$1,764,414.75
9	\$12,314.34	\$109,182.94	\$38,589.18	\$1,725,825.57
10	\$12,314.34	\$106,700.82	\$41,071.31	\$1,684,754.26

71

ALLEGIANCE CIRCLE

Interstate 80 - 15,022 ADT

**6.46 AC
INDUSTRIAL**





RENT ROLL

SUMMARY

	TOTAL SF	MONTHLY RENT	PRICE PER SF	EXPIRATION DATE
Midwest Commercial LLC	7,800 SF	\$3,750	\$5.77/SF	10/31/2025
The Lamar Company	Billboard	\$400	N/A	4/30/2026
Tenant	4,700 SF	\$2,000	\$5.11/SF	2/28/2027

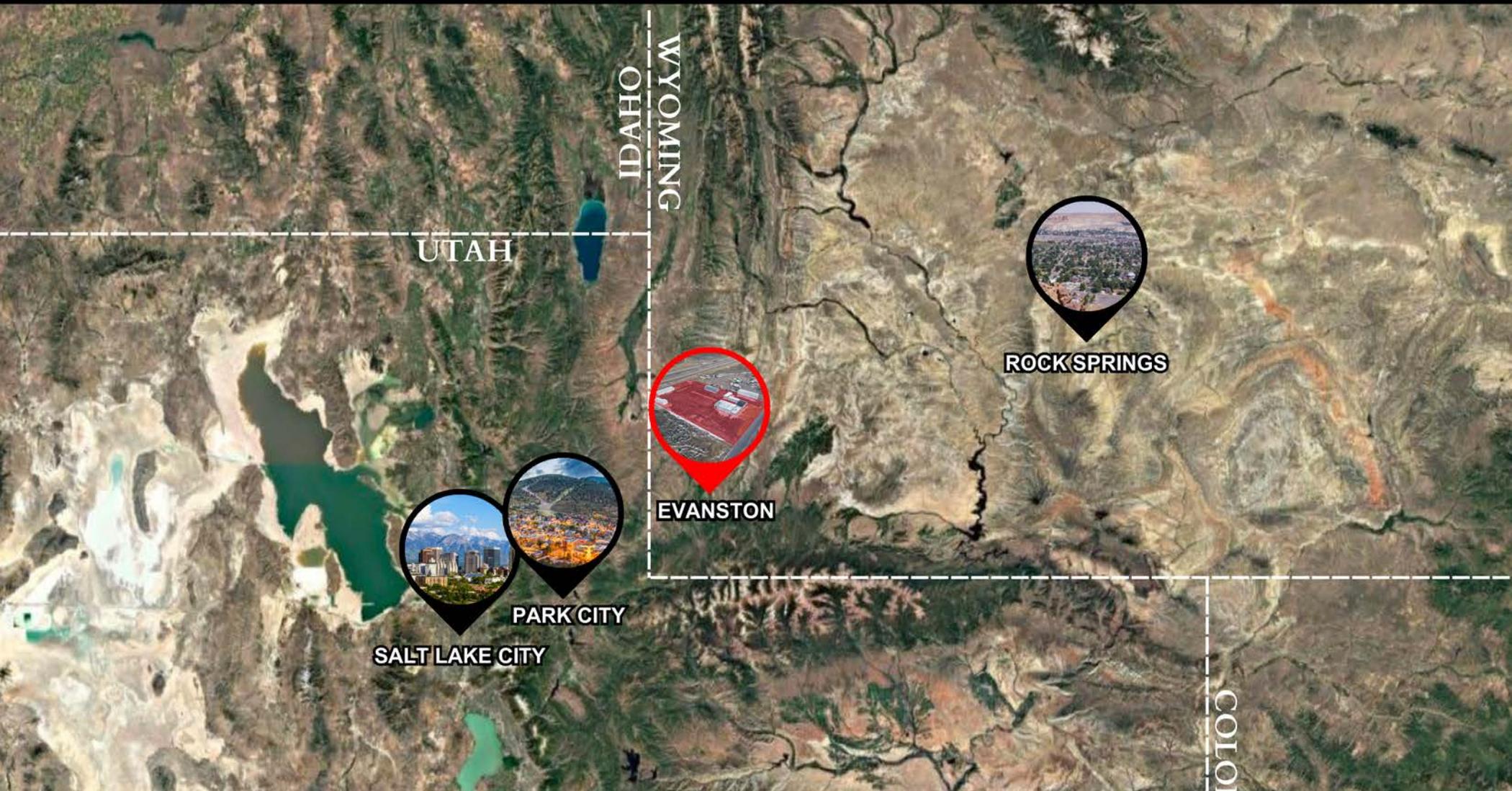
I-E ZONING PERMITTED USE

- Assembly Facilities
- Boats Sales
- Day Care Centers
- Equipment & Appliance Repair
- Equipment Storage
- Fabrication Facilities
- Furniture & Carpet Warehouses
- Gasoline Service Stations
- Junkyards, auto wrecking and salvage yards
- Manufacturing Facilities
- Mineral Extraction Facilities
- Mobile Homes Sales
- Motor Vehicle Sales
- Offices
- Printing Services
- Processing Facilities
- Recreational Buildings & Uses
- Research/Testing Laboratories
- Restaurants including Alcoholic Beverage Licenses
- Retail/Wholesale Club
- Service Garages
- Transportation Centers
- Welding Facilities
- Warehousing
- Wholesale Operations

I-E ZONING CONDITIONAL USE

- Animal Hospitals
- Automobile Repair
- Car Washes
- Cold Storage
- Contractors
- Disposal
- Equipment Dealers
- Extractive Industries
- Firewood
- Helipads
- Kennels
- Lumber Yards
- Municipal Buildings and Facilities
- Nursery
- Paint & Body Shops
- Private Amusement
- Private Recreation
- Production
- Processing and/or Storage of Hazardous Materials
- Public Utility Buildings and Facilities
- Sales
- Storage Rental
- Trucking
- Windmills

ALLEGIANCE CIRCLE



	Miles	Minutes
 Park City	62.7	1 Hr 3 Min
 Salt Lake City	83.6	1 Hr 19 Min
 Rock Springs	104	1 Hr 34 Min

Google



MARKET DEMOGRAPHICS

Evanston, Wyoming continues to demonstrate strong potential across its commercial real estate market. From affordable shovel-ready sites, cheap energy rates, and no corporate taxes make Evanston the ideal location for businesses wanting to locate near the Wasatch Front.

Evanston's diverse business ecosystem includes healthcare, advanced manufacturing, wind farms, aerospace contractors, DoD contracted manufacturers, and more.

Evanston is also an incredible place to live. This charming historic community has a bustling downtown, access to the best skiing in the world and sits at the crossroads of the best outdoor recreation in the United States.

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	6,607	13,229	14,068
Total Households	2,479	4,817	5,203
Avg Household Income	\$71,469	\$73,002	\$72,663
Median Age	37.2	37.6	37.9
Total Consumer Spending	\$79M	\$157.4M	\$171.3M



Virtual Tour
Click Here

EXTERIOR PHOTOS





EXTERIOR PHOTOS





EXTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS



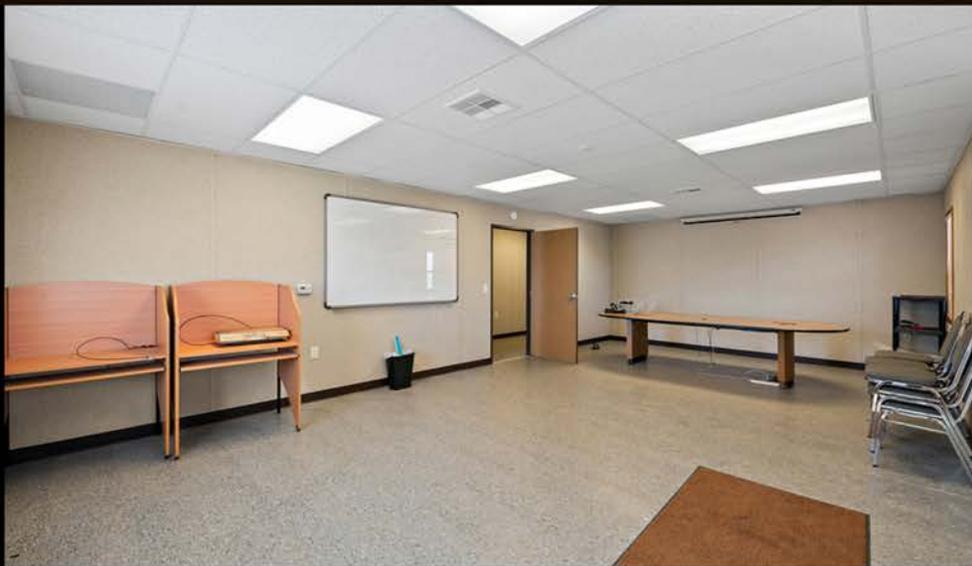


INTERIOR PHOTOS





INTERIOR PHOTOS



EVANSTON HIGHLIGHTS

The Bear River Greenway is a recreational playground in the heart of the city. It offers kayaking, 6 miles of paved pathways, and 10 miles of bike trails.



The Mirror Lake Scenic Byway extends from Evanston, Wyoming to Kamas, Utah. The Wyoming section of the byway provides southbound travelers with a panoramic view of the Uinta Mountains.



Snow, ice and cold mean its time to enjoy the winter in Evanston. You can travel through the Uinta Mountains on a snowmobile, skate under the stars at the ice ponds, go sledding at Bear River State Park and enjoy miles of groomed cross-country ski trails.





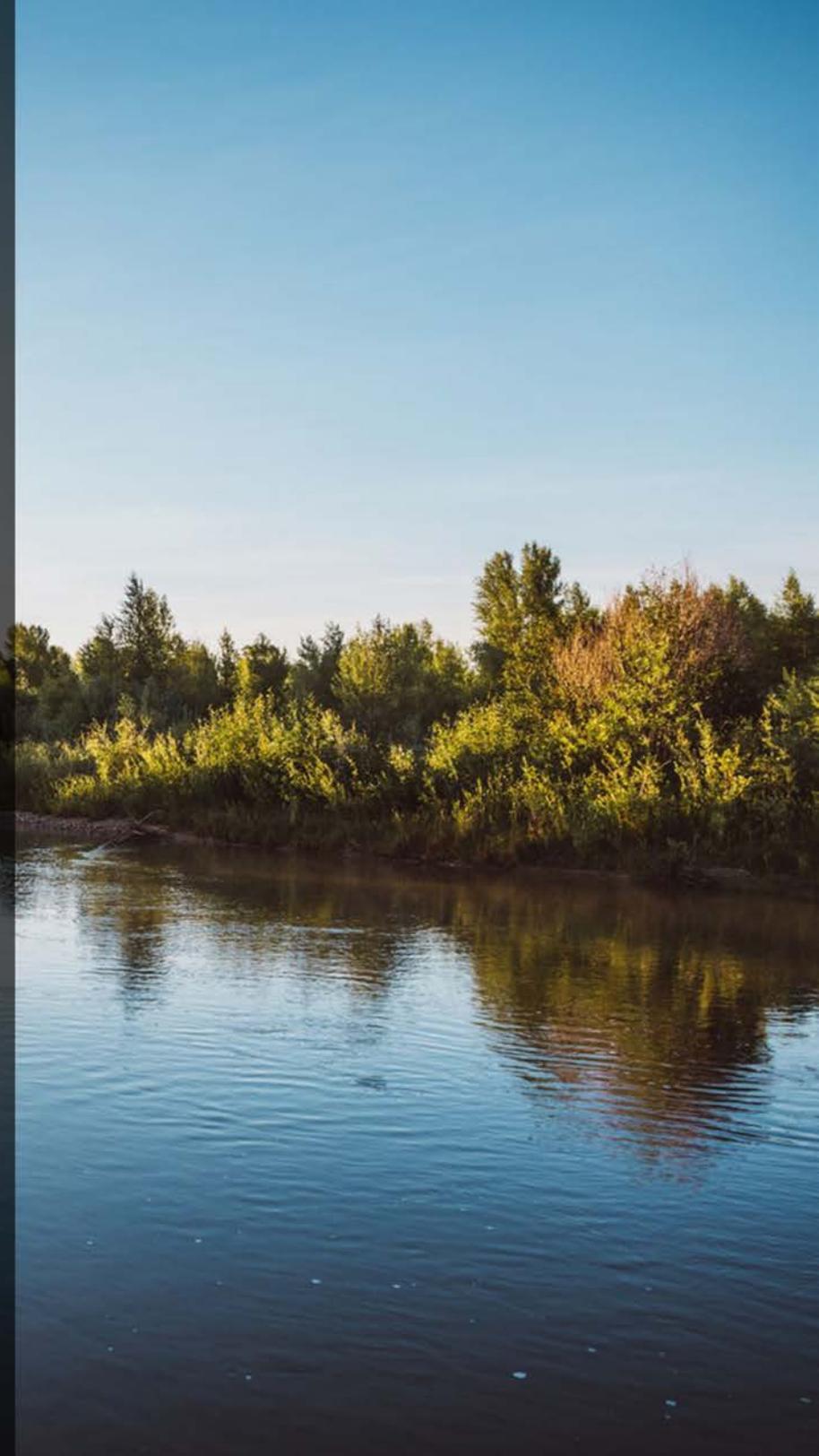
EVANSTON, WYOMING

This small, western town offers friendly restaurants, motels, bars, an historic downtown, plenty of recreational activities, and the last intact roundhouse on the original Union Pacific Railroad line.

Located at 7,000 feet in the southwest corner of Wyoming, summer days are normally clear and cool, and with an average of 300 days of sunshine every year, it is a perfect place for hiking, a round of golf, or a pleasant stroll around town.

After a day of outdoor fun you can stop for a massage, enjoy a great meal, and stay in one of the more than 1,000 motel rooms or the comfortable campground.

History buffs will enjoy following the old Mormon Trail or visiting the old railroad buildings, which are being restored. Stop by and see why Evanston's slogan is, "Fresh Air, Freedom and Fun."



CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 71 Allegiance Circle, Evanston, WY 82930. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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📞 801-948-3783
🌐 www.Peak-CRE.com
✉ Kody@PeakCollectiveGroup.com

RE-15364

