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\$351,000

PEAK COLLECTIVE

REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT

**kw** WESTERN TRAILS  
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**kw** BLACK HILLS  
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SELLER FINANCING  
AVAILABLE

2100 WEST

**MAIN ST**  
NEWCASTLE, WY

8,640 SF COMMERCIAL BUILDING WITH 8 GARAGE BAYS ON 2.24 AC



# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	2100 W Main St Newcastle, WY
Property & Business Price	\$1,199,000
Building SF	8,640 SF
Total Price Per SF	\$138.77
Year Built	2007
Total AC	2.24 AC
Zoning	C-3 Commercial
2024 Taxes	\$3,667.30
Parcel/Tax ID	45613030031900

## SELLER FINANCING AVAILABLE

Proposed seller financing terms of 50% down (negotiable) at a 6.25% interest rate amortized over 25 years with a 10-year balloon payment. Monthly payments would start at **\$3,936**.



# PROPERTY OVERVIEW

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This 8,640 SF commercial building in Newcastle, Wyoming offers a versatile space ideal for automotive, light industrial, or service-related operations.

Situated on 2.24 acres, the property features eight large garage bays, providing ample room for vehicle storage, repairs, or equipment handling.

With a spacious layout and significant yard space, there's flexibility for outdoor storage, parking, or future expansion.

Positioned in a strategic location with easy access to main roads, this property presents a solid opportunity for business owners or investors seeking a functional facility with room to grow in a steadily developing area.





# 2100 WEST MAIN ST



8,640 SF

2.24 AC

PROPOSED ACREAGE

Sale and Final Acreage Subject  
to Subdividing Current Parcel.

## C-3 ZONING PERMITTED USE

- Appliance repair & sales.
- Automobile sales & repair.
- Auto supply store.
- Bakery.
- Barber and beauty shop.
- Bicycle sales and service.
- Business machine sales & repair.
- Carpenter and cabinet shop.
- Carpet and floor-covering store.
- Catering.
- Clinic, medical and dental.
- Commercial recreation.
- Commercial storage facility.
- Custom tailoring shop.
- Dry cleaning.
- Electrician shop.
- Electrical supply.
- Essential public utility/service installation.
- Fire station.
- Food preparation, wholesale/distribution.
- Frozen food locker.
- Furniture sales and restoration.
- Feed & supply, wholesale & retail.
- Garage (public and private).
- Greenhouse and plant nursery.
- Hardware store.
- Hospital equipment and supplies.
- Implement sales and service.
- Industrial equipment sales/service.
- Laboratory.
- Locksmith.
- Lumber and building material sales.
- Manufacturing, light.
- Medical & orthopedic appliance store.
- Offices.
- Office supply and equipment store.
- Paint and wallpaper store.
- Parking of vehicles.
- Picture-framing shop.
- Plumbing shop/sales.
- Printing and publishing.
- Private club, fraternity, & lodge.
- Radio, television and music studio.
- Railroad, taxi or bus station.
- Recreation vehicle sales & service.
- Rental store.
- Restaurant, standard.
- Restaurant equipment and supplies.
- Retail Sales.
- Saddle and tack sales and repair.
- Sheet metal shop.
- Tire store.
- Travel Agency.
- Upholstery Shop.
- Vending Company.
- Veterinary clinic.
- Vocational, technical or business school.
- Warehouse.
- Water conditioning sales & service.
- Wholesaling.





# MARKET ANALYSIS

Newcastle, Wyoming, is emerging as a promising locale for commercial real estate investment, bolstered by recent economic and demographic trends.

Newcastle has experienced notable population growth. Recent reports indicate that the city ranks in the top half of Wyoming's municipalities for population increase between 2023 and 2024 . This uptick suggests a revitalization of the local economy and a growing community, factors that can drive demand for commercial services and infrastructure.

Newcastle's strategic position at the intersection of U.S. Routes 16 and 85 enhances its accessibility and appeal for commercial activities. The city's infrastructure supports various industries, and its proximity to natural attractions contributes to a steady flow of visitors, further stimulating the local economy.

The combination of population growth, positive economic trends, and an active commercial real estate market positions Newcastle, Wyoming, as an attractive destination for commercial investment. Stakeholders seeking opportunities in a growing community with a supportive economic environment should consider Newcastle as a viable option.





# MARKET DEMOGRAPHICS

Newcastle, Wyoming, embodies the charm of a small, tight-knit community nestled in the scenic foothills of the Black Hills. The town's residents reflect a balanced demographic, encompassing young families, working professionals, and retirees. This blend contributes to a vibrant community life, where local traditions and neighborly connections are deeply valued. The town's rich history, dating back to its origins as a railroad and mining hub, continues to influence its cultural fabric, evident in preserved historic sites and community events. With a strong sense of identity and a welcoming atmosphere, Newcastle offers a peaceful yet engaging environment for its inhabitants.

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	3,354	4,686	5,017
2029 Population Projection	3,442	4,767	5,091
Total Households	1,482	1,978	2,087
Avg Household Income	\$78,392	\$78,966	\$78,673
Median Age	44.7	45.2	45.6
Total Consumer Spending	\$48.9M	\$66.7M	\$70.7M





VIRTUAL TOUR  
CLICK HERE





## EXTERIOR PHOTOS







## EXTERIOR PHOTOS











## INTERIOR PHOTOS







## INTERIOR PHOTOS







## INTERIOR PHOTOS







# NEWCASTLE, WY

Nestled at the western gateway to the Black Hills, Newcastle, Wyoming, offers visitors a blend of rich history, outdoor adventure, and small-town charm.

For outdoor enthusiasts, Newcastle serves as a prime basecamp. The nearby Flying V Trail System provides over a dozen trails for hiking and mountain biking through scenic woodlands. Just east of town, the Black Hills National Forest offers opportunities for fishing, snowmobiling, and wildlife viewing.

Newcastle's location also makes it an ideal starting point for day trips to regional attractions like Mount Rushmore, Devils Tower, and Jewel Cave National Monument, all within a short drive.

Whether you're seeking a quiet retreat or an adventurous getaway, Newcastle offers a welcoming and enriching experience.





# CONFIDENTIALITY & DISCLOSURE

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Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 2100 W Main St, Newcastle, WY. 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.

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