

Commercial Building  
 No zoning  
 1.21 acres/ 52,708 sq ft  
 4,864 sq ft  
 3,200 heated warehouse  
 800 unheated warehouse  
 864 Retail sq ft

Office built 2002  
 Shop built 1978  
 Steel construction  
 Vinyl exterior

Metal roof  
 16' overhead drive through  
 shop bay  
 14 ft over head doors  
 220V Electricity  
 Central air  
 Forced air gas  
 Fire detectors  
 Restrooms  
 Retail access  
 High visibility  
 Chain link fenced property  
 Concrete foundation  
 Community well \$300/year  
 Septic Sewer  
 Natural gas

**Taxes: 2023 \$1,798**



**850 S Smith Road - \$395,000.00**

Available for lease!!! 4,000 sq ft heated shop and 864 sq ft office building. The shop boasts 16' overhead drive through shop bay doors and two additional 14' doors on the east side. Extras include pneumatic hook-ups, air-filtration, office area and 1/2 bath. The North side dry storage bay provides even more ample mezzanine storage. Entering the properties office building you are greeted by a large reception counter, spacious conference room, 1/2 bath and storage room. Office building features include on-demand hot water, forced air gas heat and A/C. The smart placement of the office and shop leaves amazing space for yard storage needed for your business. 1.21 fenced acres, conveniently located on the corner of South Smith and Freedom Drive. Seller will entertain lease offers for a period of 1 or 2 years. This commercial property is what you have been looking for! Call Natasha to schedule your showing today.

**Natasha Hatfield Peck**

**Sales Associate**

**307-851-8791**



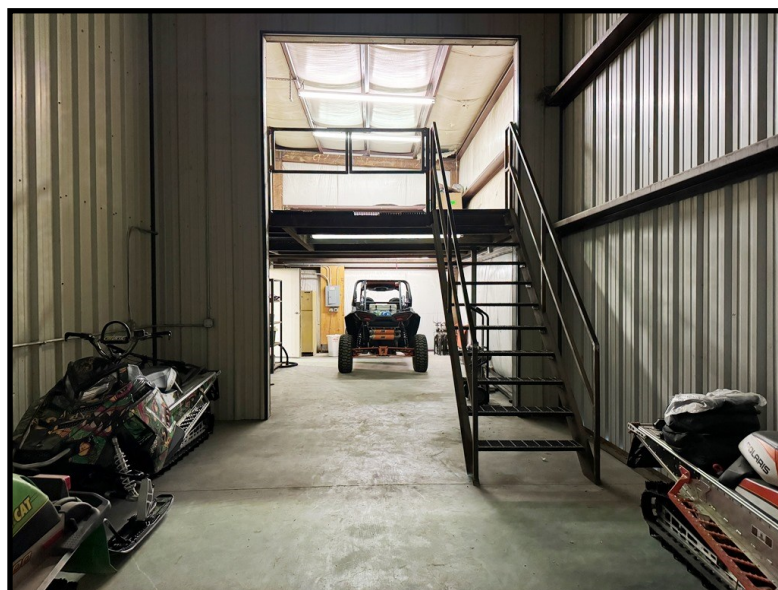
804 W Main Street, Riverton, WY

www.WyomingHomeSource.com

307-856-4663

Toll Free: 1-866-891-9375

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