

BUILDING/RESTAURANT FOR SALE

120 EAST 3RD STREET

ROUGH N' REFINED | LUSK, WY 82225



RANDALL S. HALL, CCIM

Principal Broker
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JOHN TROST

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Welcome to this well established restaurant which is a town favorite with plenty of love, character and promise. This building has, not only, been completely upgraded but the love that is displayed throughout the building will leave you speechless. This building offers 2,662 square feet, a fully commercial kitchen, 10 foot door, chefs kitchen and prep area, ADA bathroom and plenty of space. The building comes with the restaurant name and has over \$100,000 of equipment and supplies that will be left. Please call Listing Agent for PNL'S and inventory list

PROPERTY HIGHLIGHTS

THIS RESTAURANT IS A TOWN FAVORITE AND SITS IN THE HEART OF THE TOWN WITH PLENTY OF EXPOSURE.

- * UPGRADED
- * INVENTORY STAYS
- * 10 FOOT GARAGE DOOR
- * CHEF'S KITCHEN AND PREP AREA
- * COMMERCIAL GRADE EQUIPMENT

OFFERING SUMMARY

Sale Price:	\$414,000
Number of Units:	1
Lot Size:	7,500 Acres
Building Size:	2,662 SF

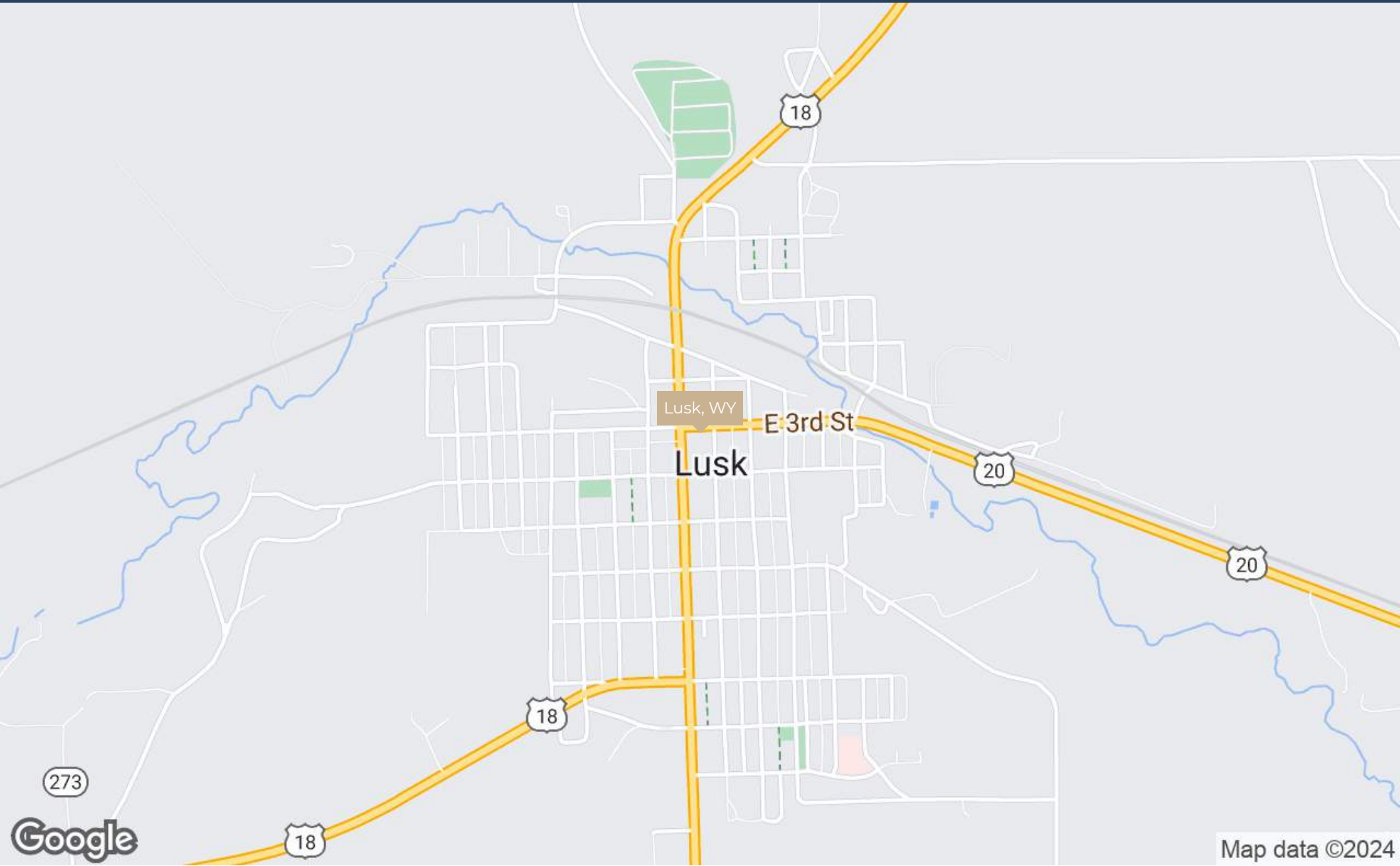
DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	1	175	1,458
Total Population	3	321	2,426
Average HH Income	\$73,621	\$41,206	\$44,655



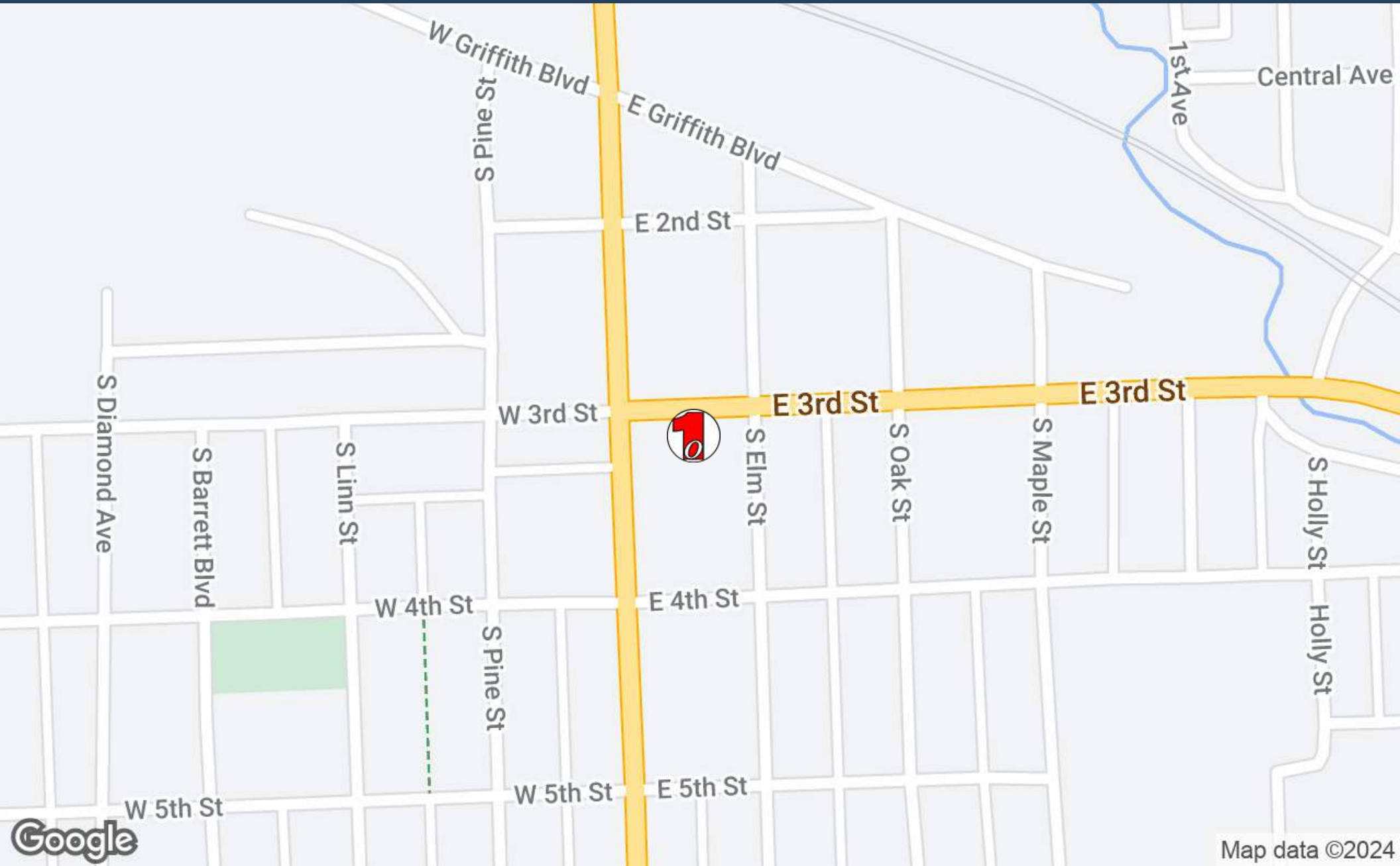
ADDITIONAL PHOTOS



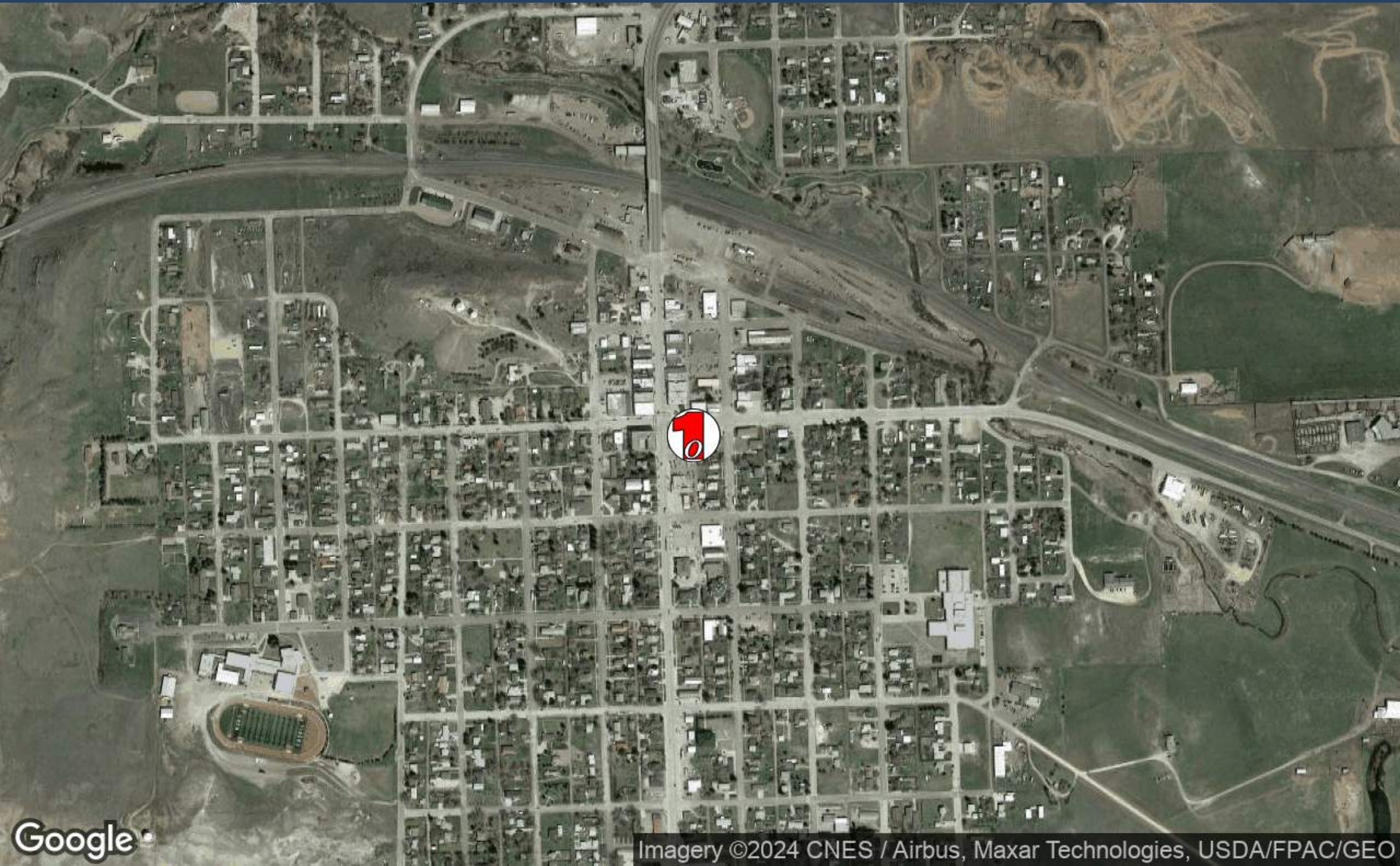
REGIONAL MAP



LOCATION MAP



AERIAL MAP



Google

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$414,000
Price per SF	\$156
Price per Unit	\$414,000

OPERATING DATA

FINANCING DATA

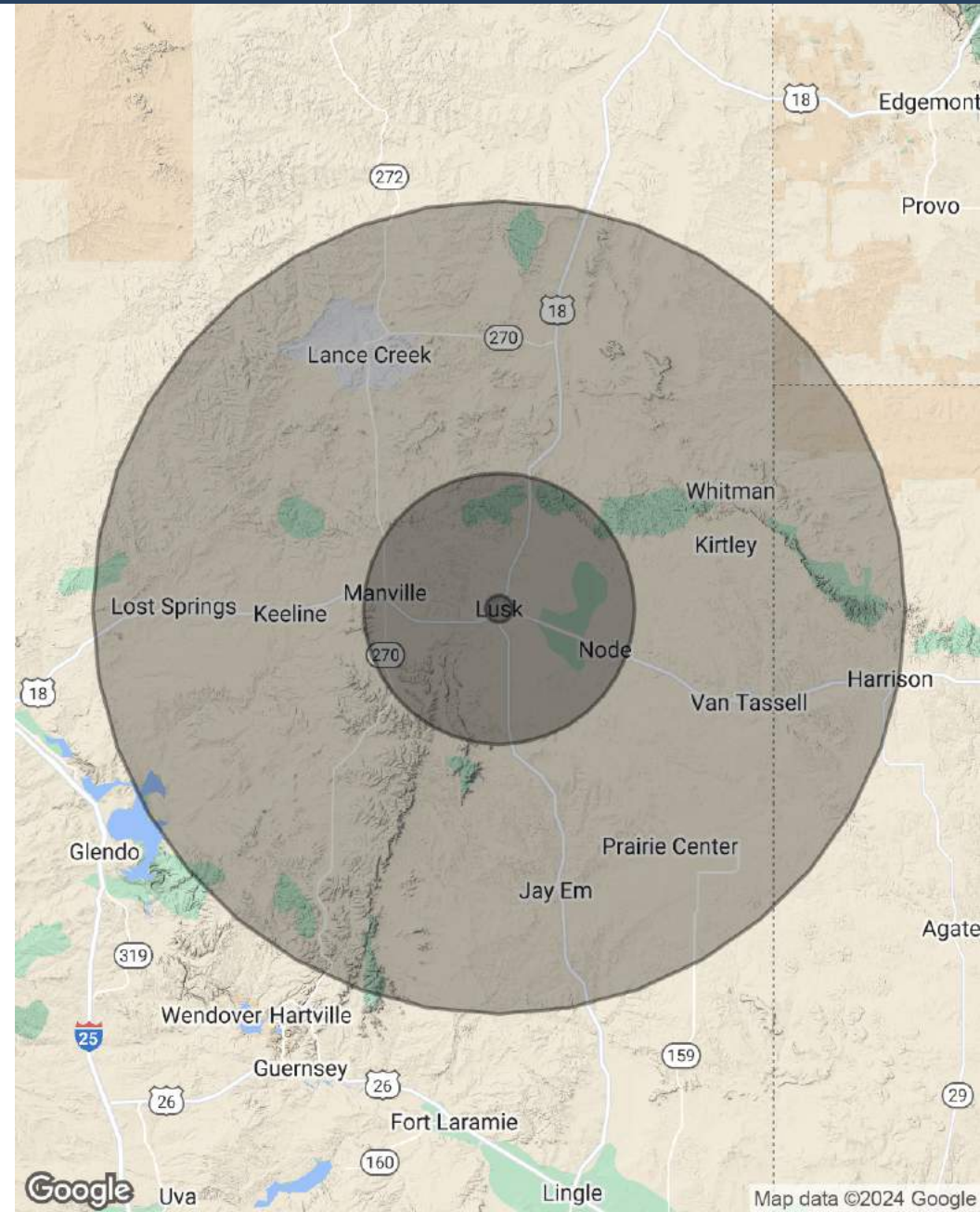


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	3	321	2,426
Average Age	44.1	40.5	45.8
Average Age (Male)	49.9	45.9	49.0
Average Age (Female)	46.0	42.1	46.5

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	1	175	1,458
# of Persons per HH	3.0	1.8	1.7
Average HH Income	\$73,621	\$41,206	\$44,655
Average House Value		\$374,385	\$314,321

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIO 1



RANDALL S. HALL, CCIM

Principal Broker

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PROFESSIONAL BACKGROUND

Randy Hall is a full-time commercial real estate broker with more than 40 years experience in commercial and investment real estate brokerage and private syndication. He holds the highly respected designation of Certified Commercial Investment Member (CCIM) from the CCIM Institute of the National Association of REALTORS®.

Randy is a champion of real property ownership having invested in significant land holdings in Casper. He and his wife, Michele, purchased and renovated their company office building into one of the finest examples of Class A office space in the state. Randy is also an active broker and developer, contributing to the growth of both East and West Casper. As a development partner in The MESA and Mountain Plaza, both mixed-use developments in West Casper, Randy negotiated the purchase of several parcels for retail and restaurant users, including Walmart, Studio City 10-screen theater, Reliant Credit Union and McDonald's, to name a few. He also served as the development manager for Blackmore Marketplace—a 150-acre retail, restaurant, and lifestyle center in East Casper., anchored by Kohls. In addition, Randy has facilitated transactions with numerous national and regional companies throughout Casper and the State of Wyoming.

As a real estate generalist, Randy Hall has directed numerous purchases and/or sales of special purpose properties throughout Wyoming, totaling in the millions of square feet. Highlights include: a 132,000 SF Cendant Corporation customer service center in Cheyenne, WY; a 70,000 SF hospital in Lander, WY; and a 66,000 SF OfficeMax call center in Casper, WY; multiple very large heavy fabrication facilities in Casper; 2 former Safeway stores in Casper and Riverton, WY; and 4 former Kmart's in Casper, Gillette, Rock Springs and Riverton, Wyoming. Randy successfully brokered the sales of 3 large retail centers in Casper anchored by Kohls, Albertsons and Sutherland's Home Improvement, respectively, with over 400,000 sf, combined. Representing Les Schwab Tire Centers, Randy successfully brokered the business acquisition of 9 Plains Tire stores located throughout Wyoming and the lease of each retail location. He also recently completed the sale of a single tenant, net leased industrial property in Casper leased long-term to Codale Electric for \$5.6M and a 67,000 sf industrial fabrication facility to the Wyoming Peterbilt dealer.

Moreover, Randy has brokered much of the major retail in Casper including Menard's, Walmart (2 supercenters), Sam's Club, Kmart, Kohls, Marshalls, Sportsman's

Broker One Real Estate

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