



THE TOOLBOX



Don't miss out on the opportunity to make The Toolbox your businesses location. Own your space, shape your future, and thrive in a commercial environment that champions your success. Contact us now to explore ownership and leasing options at The Toolbox.



LISTED BY

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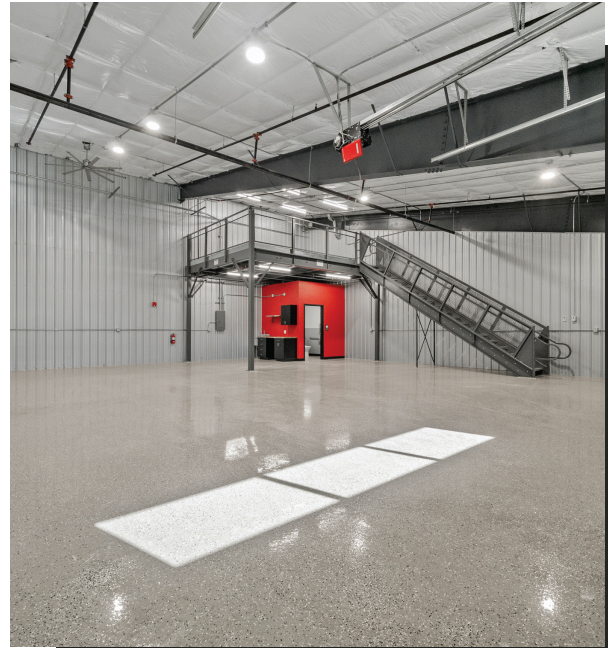
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THE TOOLBOX

- ▶ Laramie’s Newest Flex/Warehouse Space
- ▶ Available for Sale or Lease
- ▶ Suites available from 1,005 SF to 2,023 SF (including mezzanine) with an additional 18,000 SF available
- ▶ 2000 S. 15th Street Laramie, WY 82070
- ▶ Albany County
- ▶ Total Building SF is 32,900 square feet
- ▶ Built 2.99 Acres total 1968, full remodel done in 2023
- ▶ Off-street Parking
- ▶ C2 Zoning



PROPERTY DESCRIPTION

Introducing The Toolbox – an innovative opportunity to own or lease brand-new commercial condos designed to elevate both form and function. Tailored with meticulous attention to detail, these spaces offer a perfect fusion of contemporary design and operational efficiency. Seize the chance to establish your business at The Toolbox and enjoy the perks of building equity while benefiting from depreciation. The property offers the ability for many uses, including retail related businesses as well as contractors, service companies, business inventory supplies, professional firms, light manufacturing, and investors.

KEY FEATURES



Customizable Design

The Toolbox empowers you to shape your workspace according to your unique vision. From layout to interior aesthetics, the space is yours to customize, ensuring a perfect fit for your business needs.

Functional Versatility

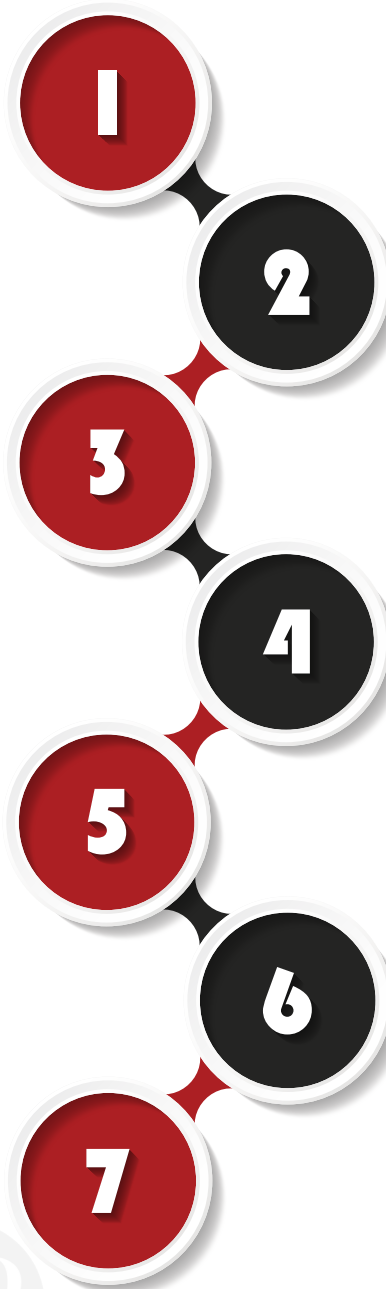
Whether you're pursuing your professional endeavors, engaging in personal hobbies, safeguarding cherished possessions, or operating your business, The Toolbox accommodates it all.

Strategic Location

Conveniently situated in Central Laramie, The Toolbox provides easy access to key amenities, transport links, and the community. The location offers you direct access to the south-central neighborhoods and is within 10 minutes to any location in Laramie.

Secure Environment

The Toolbox ensures a secure environment for your business and personal assets. Benefit from outside security measures and enjoy peace of mind as you operate or store your valuables.



Equity Building

Invest in the future by owning your business location. The Toolbox provides a valuable opportunity to build equity over time, contributing to the long-term financial success of your enterprise. The condo's are on a 99 year ground lease offering the ability to write 100% of your investment off.

Modern Amenities

Designed with the latest in commercial property standards, The Toolbox offers modern amenities to enhance your work environment.

Ownership Benefits

Beyond the pride of ownership, owning a commercial condo at The Toolbox comes with financial advantages, including potential tax benefits and the ability to leverage property for future business growth.



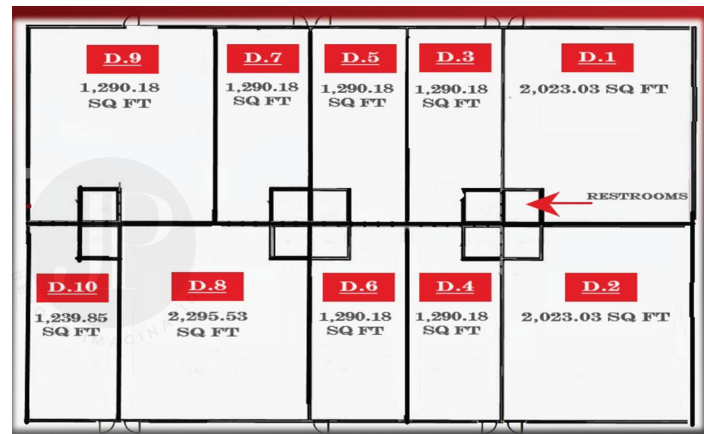
EACH UNIT OFFERS

- 12x12 insulated garage door with electric opener
- One passage door
- Fire Suppression system
- Mezzanine in place, giving you extra space
- 6" Concrete Slab
- Bathroom in each unit
- 100 amp - 3 phase power
- Individually metered
- Epoxy Floors
- LED Lighting
- Rough-in for shop sink
- Security – 24 hrs. Outside only. You can install your own inside security if needed or desired.
- Insulated
- Ceiling fans



PRICING STRUCTURE

Unit	Total Loaded SF	Sale Price	Total Monthly Rent
D1	2,023.03	\$355,000	\$2,848.82
D2	2,023.03	\$355,000	\$2,848.82
D3	1,290.18	\$255,000	\$1,837.15
D4	1,290.18	\$255,000	\$1,837.15
D5	1,290.18	\$255,000	\$1,837.15
D6	1,290.18	\$255,000	\$1,837.15
D7	1,290.18	\$255,000	\$1,837.15
D8	2,295.53	\$445,000	\$3,460.09
D9	2,245.20	\$445,000	\$3,398.10
D10	1,239.85	\$245,000	\$1,783.49



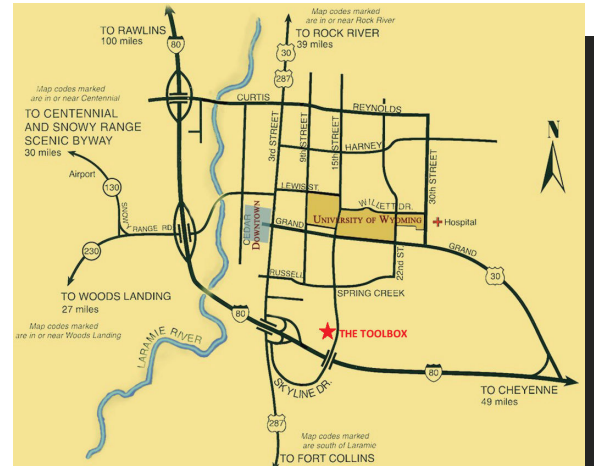
LOCATION DESCRIPTION

Laramie is home to the University of Wyoming as well as a vibrant downtown and extraordinary recreational opportunities. Located approximately one hour from Fort Collins, Colorado, 2 hours from Denver and just 45 minutes from Cheyenne, Laramie provides a quieter small town feel but also allows residents to jaunt to a “City” for a day.

The property is located Centrally in town, within 1 mile of other commercial business. Downtown Laramie offers an energetic scene with restaurants, breweries, shopping and local art murals throughout. Laramie Main Street, the economic development organization for downtown, has received many awards and achievements through the years while making the downtown a top destination for not only tourists but locals.

Most recently, Main Street America published a community profile of Laramie Main Street as an example of “organizations, individuals, volunteers, and local leaders working to advance our common cause of fostering vibrant, thriving communities.”

The Laramie Chamber Business Alliance notes that Laramie is known as the Gem City on the Plains, the town is nestled in between more than 1.5 million acres of Medicine Bow National Forest to the west and Vedauwoo, Curt Gowdy State Park and Pole Mountain Area to the East. A recreational enthusiast will find hundreds of miles of trails for all recreational riding, biking, skiing and hiking you can imagine as well as the use of Snowy Range Ski Area for the downhill skiers.



LARAMIE DEMOGRAPHICS

- ▶ Est. Population July 2022 – 32,035 (US Census data)
- ▶ Median Household Income (2020): \$50,539 (U.S. Census data)
- ▶ Median Age: 26.6 (World Population Review)

