

Office/Manufacturing For Sale

407 S. 2nd Street

Downtown Laramie, WY



Located in the heart of Downtown Laramie, this versatile property offers a rare blend of professional office space and functional manufacturing area. Downtown is a vibrant and walkable district, the property benefits from strong local traffic, proximity to the University of Wyoming, and a dynamic mix of businesses, shops, and dining. Ideal for owner-users or investors, this space supports a wide range of operations, combining front-facing office presence with the practicality of on-site production or workspace.

Laramie Land Company

FOR SALE

407 S. 2ND STREET, LARAMIE, WY

LARAMIE LAND COMPANY

(303)880-0909



PROPERTY HIGHLIGHTS

- Total of 27,482 SF
- 15,568 SF Office on two floors
- 11,914 SF manufacturing space
- Located on .21 acres
- Built in 1952 and renovated in 2014
- Zoned Downtown Commercial
- ADA bathrooms on main level
- Break room/kitchenette
- Alarm system
- Air conditioned
- New Roof, 2025
- Furniture/fixtures Negotiable
- Sale price of \$2,150,000



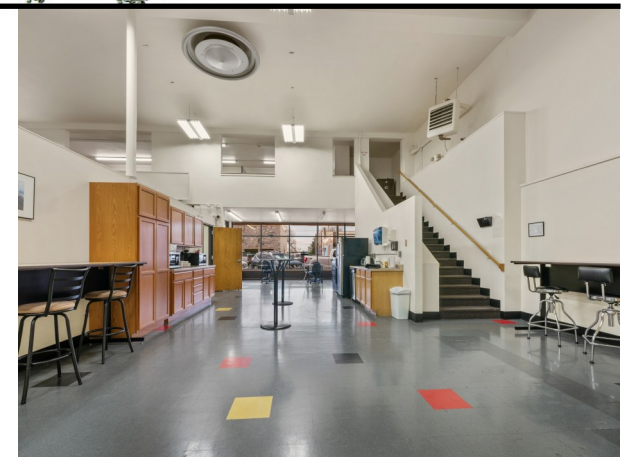
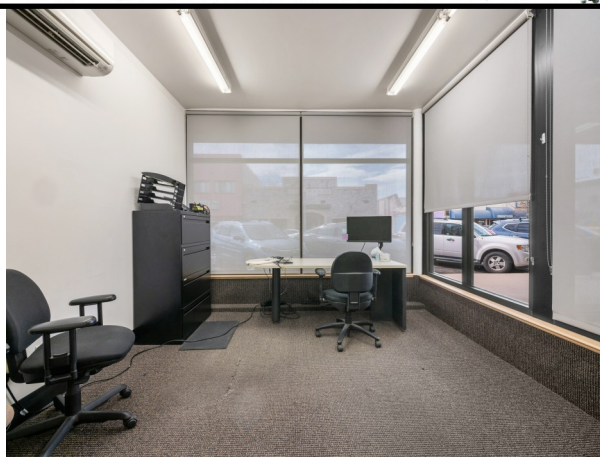
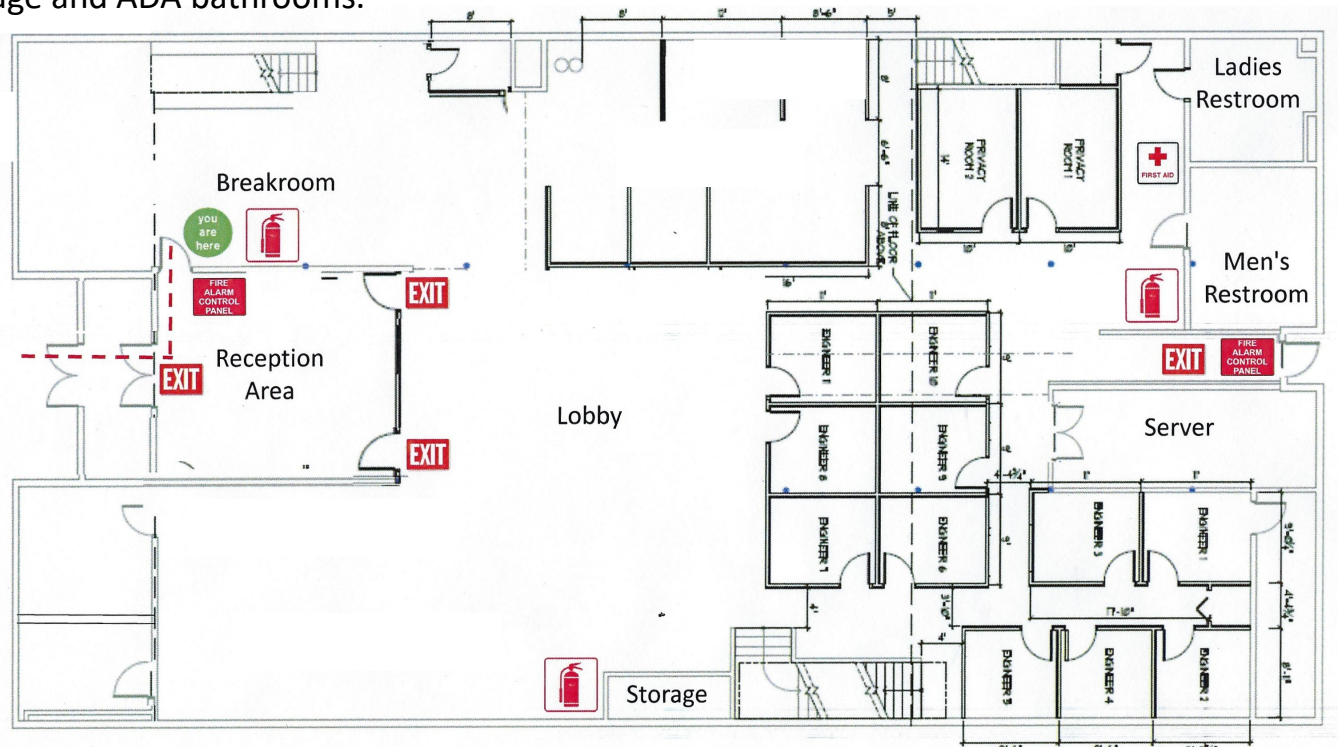
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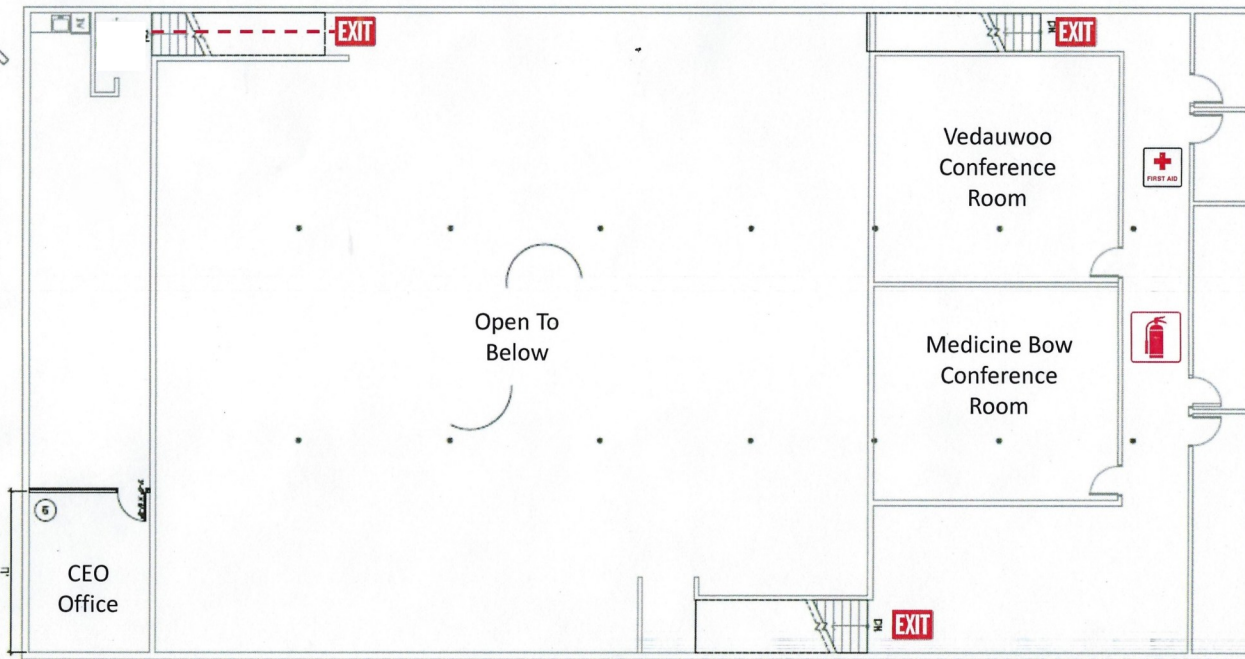
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MAIN LEVEL FLOOR PLAN —Offers separate reception, private offices, open meeting area, cubicles, breakroom with seating, IT Room, Storage and ADA bathrooms.



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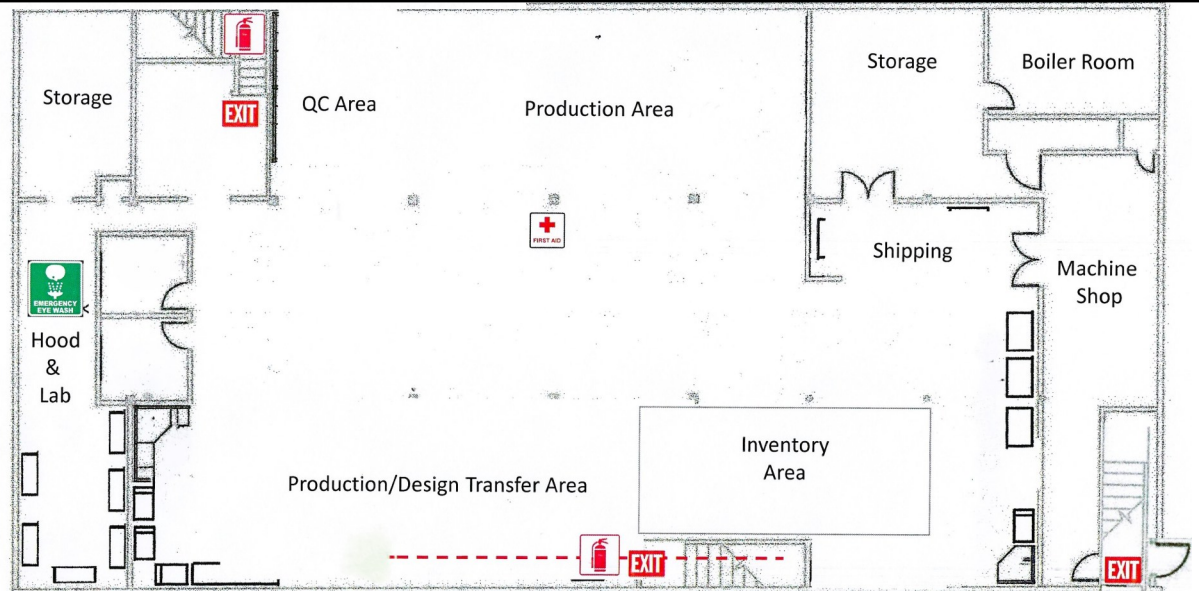
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MEZZANINE—CEO Office along with open cubicle area and two separate conference rooms and bathrooms on East.



PRODUCTION—Lower level offers open production area with separate storage area.



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Open Main level with private offices and cubicles



Manager office overlooking main floor



Two separate, recently updated training/conference rooms

Inviting front entry, separated from office



Seating area for breakroom



ADA Bathrooms on Main Level

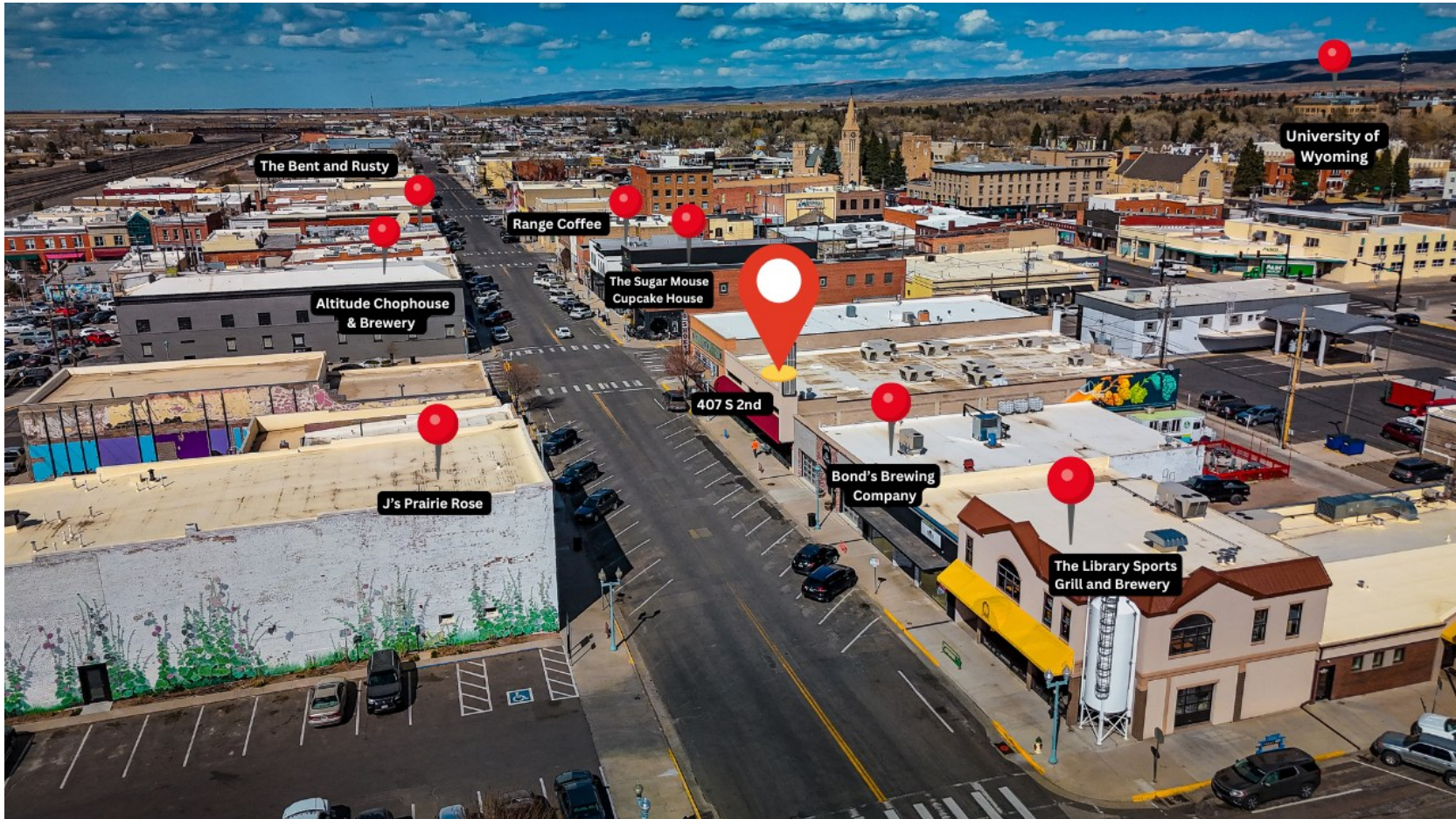


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Downtown Laramie serves as the heart of the community, known for its walkability and vibrant mix of local restaurants, breweries, boutique shops, and public art. Supported by the efforts of the Laramie Main Street Alliance, the district has earned regional and national recognition as a thriving destination for both residents and visitors. The area also benefits from its close proximity to the University of Wyoming, contributing to consistent foot traffic and year-round activity.

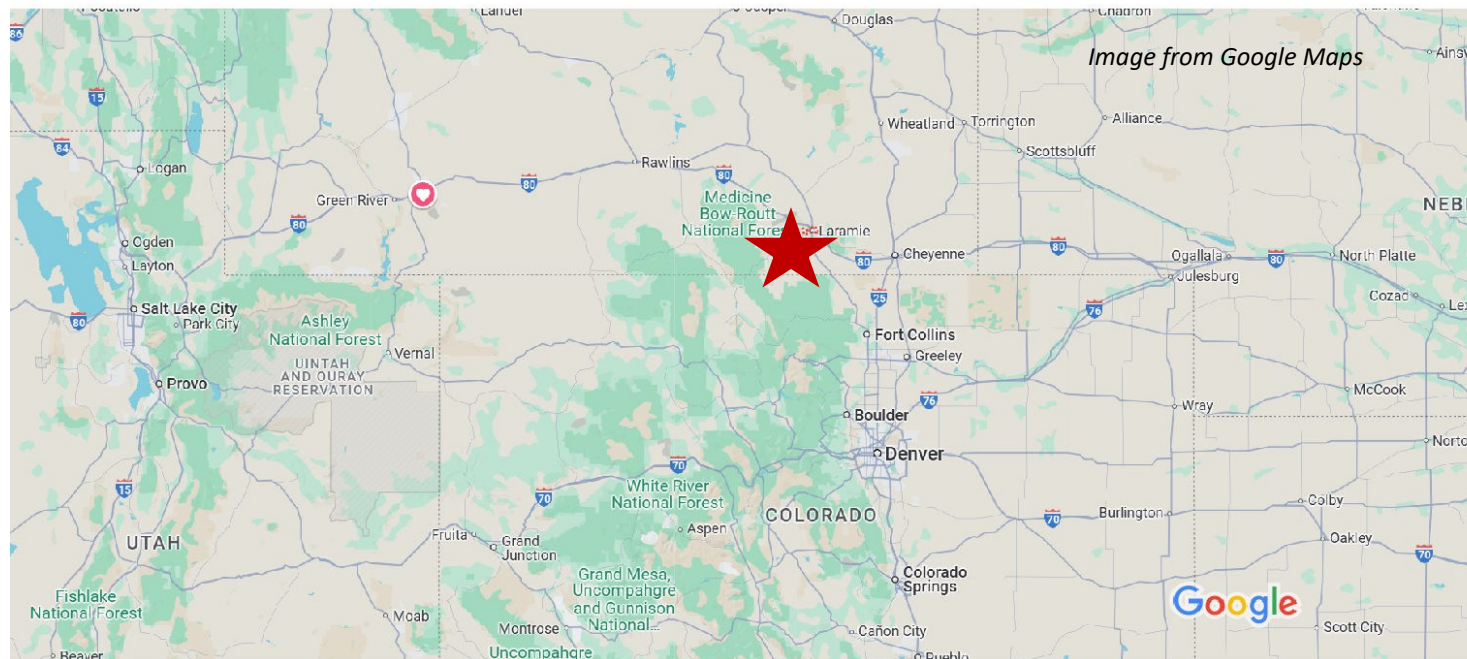
From casual dining and coffee shops to unique retail and entertainment, everything you need is just steps away. Convenient all-day parking is available along 1st and 2nd Streets, with multiple public lots located within a block of the office, providing easy access for both employees and clients.

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Laramie, Wyoming is a dynamic university town anchored by the University of Wyoming, offering a unique blend of small-town charm and vibrant cultural energy. With the University of Wyoming nearby, future tenants can benefit from a steady workforce of graduates and interns trained in advanced fields including electrical engineering, mechanical engineering, and other technical disciplines. Conveniently located approximately one hour from Fort Collins, two hours from Denver, and just 45 minutes from Cheyenne, Laramie provides easy access to larger metropolitan areas while maintaining a relaxed and welcoming atmosphere.

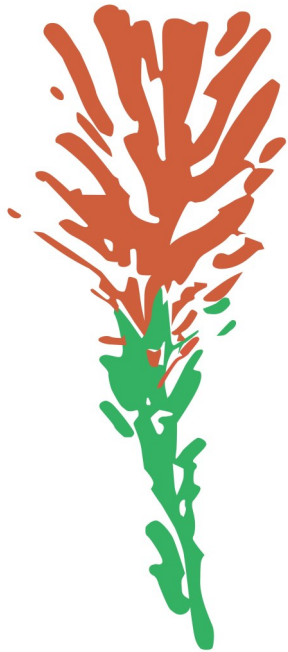
Surrounded by some of Wyoming's most scenic landscapes, Laramie is a haven for outdoor enthusiasts. The city sits between the expansive Medicine Bow National Forest to the west and popular recreation areas including Vedauwoo, Curt Gowdy State Park, and the Pole Mountain Area to the east. With year-round access to hiking, biking, skiing, and climbing, along with nearby Snowy Range Ski Area, Laramie offers an exceptional quality of life for those seeking both adventure and community.

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FOR ADDITIONAL INFORMATION

Laramie Land Company

769 N. 4th Street
Laramie, WY 82072
(307) 721-3030

Listed by

Effie Bader
Owner/Associate Broker
(303) 880-0909

Video Tour of the Laramie Location

<https://www.youtube.com/watch?v=il1t3vpNklw>



As locals who live, work, and thrive in Laramie, we know this area inside and out. We don't just serve the community — we're a part of it. With over 100 years of combined real estate experience, our team has helped countless clients achieve their real estate goals through a personalized approach built on trust, connection, and results. At Laramie Land Company, we take the time to understand your needs and earn your confidence every step of the way.