

CLIENT HANDOUT



Price **\$950,000**
 MLS # **20256165**
 Class **COMMERCIAL**
 Type **Office Building**
 Address **195 Pronghorn**
 City **Casper**
 Crane **No**
 Elevator **No**
 Off-Street Parking **Yes**
 Dock **No**
 Overall Bldg Total Sq Ft **10000 - 19999**



Listing Office: Garden Gate Real Estate LLC

This Listing Brought to you Courtesy of:

Sharon E Hubbard - Main: 307-247-1213
 Garden Gate Real Estate LLC

General Info:

County	Natrona	Year Built	1972
Legal	Now Known as Asbell Addition Lot 2	# of Buildings	1
Lot Size	Full Legal Section, Range, and Township see Associated Docs	# of Parking	85
Number of Acres	43560	Paving Sq Ft	30000
Subdivision	1.0000		
Zoning	Asbell	Parking (Y/N)	Yes
Total Bldg Sq Ft	COMMERCIAL	Street Frontage (Y/N)	Yes
	12600	Sprinkler System (Y/N)	Yes
Heated Warehouse (Y/N)	Yes	Handicap Access	Yes
Unheated Warehouse (Y/N)	No		

Property Features

COOLING	Central Air	HEATING	Forced Air Gas
ELECTRIC	Rocky Mountain Power	OVERHEAD DOORS	Under 14 Foot
EXTERIOR	Brick Veneer, Steel	ROOF	Other
BUILDING EXTRAS	Fire Sprinklers	SEWER	City
SITE	Paved Lot	WATER	City
FENCE	Cedar, Chain Link	UTILITIES	220V Electricity
FOUNDATION	Slab	CEILING HEIGHT	Under 16 Foot
GAS	Natural Gas	GREASE TRAP	No

Property Description

River Front Opportunities Abound! This 12,600 one level building previously housed a daycare, approximately 3200 sq ft, and an adult care facility. Connecting the two ends, there's a heated shop, with overhead door, that was previously included with the larger suite. It sits on a 1 acre paved lot, out the aerial views! Traffic counts on East First approaching North Poplar, 16,000 + daily. Sharon E. Hubbard, Garden Gate Real Estate LLC 307 247 1213

This information is deemed reliable, but not guaranteed.