

**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**



***This Listing Brought to you Courtesy of:***

Sharon E Hubbard - Main: 307-247-1213

Garden Gate Real Estate LLC

Listing Office: Garden Gate Real Estate LLC

**General Info:**

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

**Property Features**

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

**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, allowing for ample parking, and is bordered on the east side by the North Platte River. Definitely needs some updating, but potential is huge! Check 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.*