HOME SOURCE REALTY, INC



THIS COMMERCIAL PROPERTY OFFERS AN EXCEPTIONAL OPPORTUNITY WITH A VERSATILE 50' X 40' SHOP FEATURING RADIANT HEAT AND A 10' OVERHEAD GARAGE DOOR, IDEAL FOR A VARIETY OF BUSINESS USES. THE BUILDING HAS A NEW METAL EXTERIOR, A NEWLY ADDED 14' X 24' OFFICE SPACE, AND INCLUDES A BREAK ROOM, RESTROOM, AND A DEDICATED STORAGE ROOM FOR PARTS. SITUATED ON A 26,136 SQ. FT. LOT ALONG HIGHLY VISIBLE AIRPORT ROAD, THE PROPERTY BOASTS EXCELLENT RETAIL FRONTAGE, CITY WATER AND SEWER SERVICES, AND PLENTY OF OFF-STREET PARKING. THE FULLY SECURITY-FENCED YARD AREA INCLUDES TWO STEEL CARGO CONTAINERS FOR ADDITIONAL STORAGE. CURRENTLY OPERATING AS FRONTLINE MOTORS, THE BUSINESS CAN ALSO BE PURCHASED IN ADDITION TO THE REAL ESTATE. FOR MORE INFORMATION OR TO SCHEDULE A SHOWING, CONTACT GEORGE @ 307-851-9627 OR SPENCER @ 307-851-6885



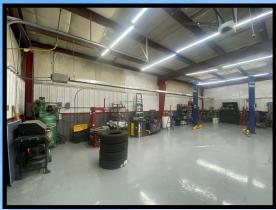
FEATURES

INDUSTRIAL BUILDING **BUILT 1978** LOT SQ FT - 26,136 HANDICAP ACCESSIBILITY OFFICE SQ FT - 336 WAREHOUSE SQ FT - 2,000 10' OVERHEAD DOOR ZONED C-1 RETAIL FRONTAGE HIGH VISABILITY CHAIN LINK FENCED LOT ELECTRIC BASEBOARD & RADIANT GAS HEATING RESTROOMS STEEL CONSTRUCTION STEEL EXTERIOR ALUMINUM STEEL ROOF CONCRETE FOUNDATION 30 + PARKING SPACES OFF-STREET PARKING CITY WATER & SEWER 115V & 220V ELECTRICITY

ELECTRIC: (H)\$260(L)\$130 (AVG)\$195 GAS:(AVG)\$157

2025 TAXES: \$812.03

















Call us for a showing today!