

HOME SOURCE REALTY, INC

4420 AIRPORT ROAD - \$259,000



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

GEORGE D. PIPLICA
BROKER

307-851-9627



SPENCER D. PIPLICA
SALES ASSOCIATE

307-851-6885



wyominghomesource.com



(307) 856-4663

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!