

841 MINIWEB AVE - \$1,250,000

AUTO BODYSHOP FOR SALE

HIGH PROFIT BUSINESS, REAL ESTATE INCLUDED, ALL EQUIPMENT INCLUDED

OWNER TRAINING OFFERED - SHORT TIME

CALL GEORGE TO SEE



GEORGE D. PIPLICA
BROKER
307-851-9627



804 W MAIN - RIVERTON
(307) 856-4663

WYOMINGHOMESOURCE.COM

SPENCER D. PIPLICA
SALES ASSOCIATE
307-851-6885



FEATURES:

COMMERCIAL BUILDING

OFF STREET PARKING

**TOTAL BUILDING 7,690 SQ FT
HEATED WAREHOUSE 7,130 SQ FT
UNHEATED WAREHOUSE 560 SQ FT
OFFICE 150 SQ FT**

.68 ACRES

YEAR BUILT 1976

HIGHWAY ACCESS

RETAIL ACCESS

HANDICAP ACCESS

RESTROOMS

3 INDIVIDUAL COOLING SYSTEMS

FORCED AIR GAS - 1 BOOTH

BASEBOARD ELECTRIC HEATING

RADIANT GAS HEATING

FIRE SPRINKLERS IN PAINT BOOTHS

**STEEL & WOOD FRAME
CONSTRUCTION**

STEEL EXTERIOR

METAL ROOF

**OVERHEAD DOORS 14 FT OR MORE
SOME UNDER 14 FT**

**115V ELECTRICITY
220V ELECTRICITY**

CHAIN LINK FENCED

PRIVATE WELL

CITY SEWER

**ELECTRIC: (H)\$433 (L)\$233 (AVG)\$314
GAS: (H)\$891 (L)\$43 (AVG)\$341**

2024 TAXES: \$2431.86

