



CORNERSTONE
REAL ESTATE

FOR SALE/LEASE

1216 E 2ND ST, CASPER, WY

www.cornerstone.com



VERSATILE COMMERCIAL PROPERTY FOR SALE / LEASE

Cornerstone Real Estate and Sign with Stein bring you the investment opportunity of a lifetime! This commercial building boasts nearly 3,000 square feet of heated and cooled space, and is situated in one of the highest traffic areas on 2nd Street, directly across from the hospital. Having previously been used as an orthodontist office, the building is outfitted to fit a variety of needs. Don't let the imagination stop there as this property is zoned C-2, Casper's most generous and wide ranging commercial zoning. C-2 zoning allows for a mix of commercial and residential uses, which is perfect for the 1,170 square foot basement, which, features two kitchens and two entrances on opposite sides of the building! 12 parking spaces directly behind the building facilitate any intended use. Bring this building to life by fulfilling your entrepreneurial dreams in Casper Wyoming! Call Steinar Steensland at 808-492-5820.

STEINAR STEENSLAND
Realtor

✉ signwithstein@gmail.com

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PROPERTY DETAILS

- Strategically located in the heart of Casper, directly across from the hospital
- Location enjoys one of the highest traffic counts on 2nd Street
- 12 designated parking stalls behind the building
- New water heater as of 2021
- New roof as of 2020
- Building provides substantial soundproofing
- 504 square foot lobby addition
- 367 square foot procedure room with three sinks and 24 feet of counter space
- 150 square foot x-ray room with a sink and attached dark room
- 176 square foot kitchen with 33 feet of counter space and cupboards
- 2 offices and 2 bathrooms
- 1170 square foot basement with 2 kitchens and 2 entrances





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WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.



BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

MARKETS CASPER SERVES

Evansville

- Population: 2,749 (2021)
- Median Household Income: \$73,256 (2021)
- Median Home Price: \$222,973 (2023)

Mills

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)

CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2022)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2022)
- Median Sales Price of Home: \$265,800 (June 2023)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

**The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Wyoming Department of Transportation
- Power Service Inc.
- Wyoming Employee Resource Capital & Service
- Community Health Centers of Central Wyoming. ...
- True Drilling
- Automation & Electronics



STEINAR STEENSLAND Realtor

(808) 492-5820 • signwithstein@gmail.com

A Wyoming native, Steinar brings a wealth of knowledge about the local market and holds a Bachelor's degree in Business Marketing from the University of Hawaii at Manoa. With experience negotiating contracts at a business law firm and analyzing data at a premier sports technology company, Steinar is well-equipped to help his clients through their real estate transaction, whether they are relocating, buying their first property, investing, or selling their property.

Steinar leverages creativity and charisma to effectively market properties, negotiate on behalf of clients, and provide expert market analysis to guide decisions. Clients with questions about their home's value, market trends, or interest rates can stay informed with Steinar's updates and insights.

Steinar's approach is all about making the real estate process seamless. Thorough questions are asked to understand your specific needs and preferences and create tailored property profiles. Together, clients personally tour each property, with Steinar providing detailed analyses to help them make informed decisions.

Steinar's commitment is unwavering—striving to secure the best price, negotiate terms that align with clients' goals, and keep clients informed every step of the way.

