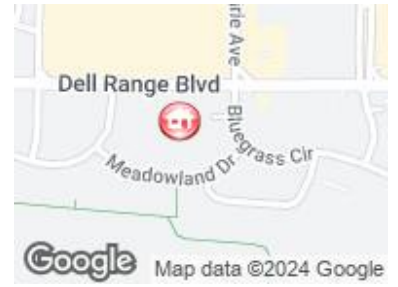


ALL FIELDS DETAIL



MLS # Temp-36249
Class Multi-Family
Type 4-Plex
County LARAMIE
Asking Price \$1,070,000
Address 1793 SPRING CT
City Cheyenne
State WY
Zip 82009
Status Partial Listing
Sale/Rent For Sale
IDX Include Y



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent	Kim Choi - Cell: 970-402-3582	Listing Office 1	Coldwell Banker, The Property Exchange - Voice: 307-632-6481
Sub Agency	0	Buyer Agency	2.5
Intermediary	2.5	Customer	2.5
Variable	Y	Exclusive Agency	N
Buyer Exclusions	N	Subdivision	SPRING COURT I CONDOMINIUMS
Listing Date	2/1/2024	Expiration Date	7/31/2024
Year Built	2018	Number of Units	4
Style	2 STORY	Pin #	18285000100040
Legal Description	SPRING COURT: LOT 4, BLOCK 1	Owner	YJ1793 Spring Ct LLC
Occupant	Tenants	Lot Size	10177
Acreage	0.23	2nd Level Sq Ft	2200
1st Level Sq Ft	2200	Above Grade Sq Ft	4,400
Total Square Feet	4,400	Unit 1 -Unit #	A
Unit 1 -Beds	2	Unit 1 -Baths	2
Unit 1 -Apx SqFtg	1100	Unit 1 -Lease Ends	06/24
Unit 2 -Unit #	B	Unit 2 -Beds	2
Unit 2 -Baths	2	Unit 2 -Apx SqFtg	1100
Unit 2 -Lease Ends	6/24	Unit 3 -Unit #	C
Unit 3 -Beds	2	Unit 3 -Baths	2
Unit 3 -Apx SqFt	1100	Unit 3 -Lease Ends	9/24
Unit 4 -Unit #	D	Unit 4 -Beds	2
Unit 4 -Baths	2	Unit 4 -Apx SqFtg	1100
Update Date	2/1/2024	Unit 4 -Lease Ends	Vacan
Associated Document Count	0	Original Price	\$1,070,000
Tax ID	18285000100040	Agent Hit Count	0
Client Hit Count	0	PIDN#	14662910403800
SqFt Source	Previous Listing	Geocode Quality	Exact Match
Picture Count	26	Input Date	2/1/2024 12:33 PM
Update Date	2/1/2024 12:38 PM	Status Date	2/1/2024
Input Date	2/1/2024 12:33 PM		

FEATURES

Construction Frame	Showing Instructions Appointment Only Call Listing Agent No Sign	Appliances Dishwasher Disposal Microwave Range/Oven Refrigerator	Miscellaneous Covenants Apply
Roof Composition/Asphalt	Water Public (City) Water	Owner Pays Other	Proposed Financing Cash Conventional FHA VA
Garage/Carport Garage(s)	Sewer City Sewer	Tenant Pays Electricity Gas	Sellers Title Company First American Title
Exterior Feature Deck Landscaped	Heating System Gas Forced Air	Deed Transfer by General Warranty	Services Provided All Services
Interior Features Cable Access Carpeted	Management Professional Company		
Laundry Washer/Dryer Included			

FINANCIAL

Taxes 5499.19 **Tax Year** 2023

REMARKS

Remarks 2 bed/2 bath spacious 4 units with attached garage in the heart of Cheyenne. Walking distance from Frontier shopping mall, Target, Hobby Lobby, Walgreens, and many major restaurants. Solid rental history and Quality construction make this an excellent investment. No other multifamily property can beat the location and convenience of the beautiful 4-plex with an attached garage for each unit. Currently, one unit is vacant and advertised for \$1,500/M. The owner pays an HOA that covers garbage removal and utilities for the common areas. Each unit has separate meters for utilities, and the tenants pay. This creates a great opportunity for a loan with a lower interest rate for a buyer looking to purchase a primary home. Take advantage of the opportunity!

ADDITIONAL PICTURES





DISCLAIMER

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