

# FOR SALE

## 207 S MILLER AVE

### GILLETTE, WY 81716

[www.campbellcountywyhomes.com](http://www.campbellcountywyhomes.com)

SL

STEVE LAAKSO

REAL ESTATE TEAM

# \$895,000



**SIGNATURE**  
REAL ESTATE GROUP

**STEVE LAAKSO**

Broker • 307.680.4956  
[steve@vcn.com](mailto:steve@vcn.com)

**CAMARAE KELLEY**

Realtor • 307.660.8237  
[cam@signaturegroupwy.com](mailto:cam@signaturegroupwy.com)



# 207 S MILLER AVE GILLETTE, WY 81716

[www.campbellcountywyhomes.com](http://www.campbellcountywyhomes.com)

SL

STEVE LAAKSO

REAL ESTATE TEAM



## PROPERTY HIGHLIGHTS

- 4279 SQFT building & 1.18 acre lot
- Dining room tables & chairs included
- High traffic corner of HWY 59 & 2<sup>nd</sup> Street
- Ready to operate as a fully functioning restaurant



# 207 S MILLER AVE GILLETTE, WY 81716

[www.campbellcountywyhomes.com](http://www.campbellcountywyhomes.com)

SL

STEVE LAAKSO

REAL ESTATE TEAM





207 S MILLER AVE  
GILLETTE, WY 81716

[www.campbellcountywyhomes.com](http://www.campbellcountywyhomes.com)

SL

STEVE LAAKSO

REAL ESTATE TEAM



## PROPERTY HIGHLIGHTS

- Menu signs included
- Cash registers included
- Operating drive thru window
- Tile flooring throughout



# 207 S MILLER AVE GILLETTE, WY 81716

[www.campbellcountywyhomes.com](http://www.campbellcountywyhomes.com)

SL

STEVE LAAKSO  
REAL ESTATE TEAM



## PROPERTY HIGHLIGHTS

- Walk-in coolers
- Prep station
- Deep fryers & griddle
- Cleaning station



207 S MILLER AVE  
GILLETTE, WY 81716

[www.campbellcountywyhomes.com](http://www.campbellcountywyhomes.com)

SL

STEVE LAAKSO  
REAL ESTATE TEAM





207 S MILLER AVE  
GILLETTE, WY 81716

[www.campbellcountywyhomes.com](http://www.campbellcountywyhomes.com)

*SL*

STEVE LAAKSO

REAL ESTATE TEAM

**AREAL VIEW**



**SIGNATURE**  
REAL ESTATE GROUP



# WHY CAMPBELL COUNTY?

[www.campbellcountywyhomes.com](http://www.campbellcountywyhomes.com)



As of July 1, 2024, Campbell County had an estimated population of 47,946 residents, reflecting a 0.9% increase from the previous year. This growth was driven by both natural population increase and net migration.

## BUSINESS-FRIENDLY ENVIRONMENT

Wyoming has no state income tax, low property taxes, and a regulatory climate that is favorable to business and development.

## COMMUNITY & LIFESTYLE

The county offers excellent public schools, a modern hospital (Campbell County Health), and robust city services.

**Recreational Facilities:** The Cam-Plex Multi-Event Facilities in Gillette is one of the largest event centers in the region, hosting rodeos, trade shows, concerts, and more.

**Outdoor Recreation:** Residents enjoy hunting, fishing, camping, and hiking. The nearby Bighorn Mountains and Thunder Basin National Grassland offer outdoor enthusiasts plenty of opportunities.

## ECONOMIC STRENGTH

Campbell County is home to some of the largest coal mines in the U.S., including the Eagle Butte and Black Thunder mines. It also has significant oil and natural gas operations, making energy a cornerstone of the local economy.

STEVE LAAKSO  
REAL ESTATE TEAM



# ABOUT STEVE LAAKSO REAL ESTATE TEAM

[www.campbellcountywyhomes.com](http://www.campbellcountywyhomes.com)

Founded in 2013, the Steve Laakso Real Estate Team was established by Steve Laakso and Camarae Kelley with a shared commitment to elevate the standard of real estate service in Gillette, Wyoming, and throughout Campbell County. After gaining extensive experience within a national brokerage environment, Steve and Camarae joined forces to build a locally driven team rooted in market knowledge, professionalism, and long-term client relationships. In 2019, Steve—alongside Camarae—further expanded that vision by launching Signature Real Estate Group, a Wyoming-based brokerage designed to serve the community with independence and integrity.

With more than 35 years of combined real estate experience, Steve Laakso and Camarae Kelley are widely recognized as trusted local real estate experts in Gillette, WY. Their deep understanding of the Campbell County real estate market spans residential homes, acreage properties, new construction, commercial, and long-term investment strategy. Since 2013, the team has consistently earned recognition as one of the Top 10 Real Estate Teams in Campbell County, reflecting sustained performance, market leadership, and client trust.

As a top real estate team in Gillette, WY, the Steve Laakso Real Estate Team is known for its data-driven approach, clear communication, and commitment to high professional standards. Their work is grounded in local expertise and personalized guidance, ensuring each client receives informed, thoughtful representation throughout the buying or selling process. The team's reputation has been built on repeat clients, referrals, and long-standing relationships across Gillette and surrounding Campbell County communities.

## STEVE LAAKSO

Broker · 307.680.4956  
[steve@vcn.com](mailto:steve@vcn.com)

## CAMARAE KELLEY

Realtor · 307.660.8237  
[cam@signaturegroupwy.com](mailto:cam@signaturegroupwy.com)

