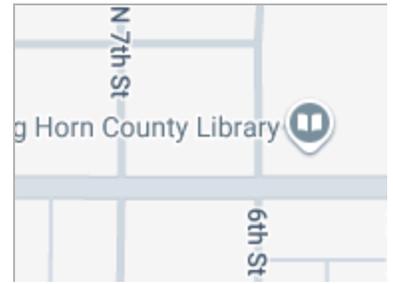


LISTING INFO



MLS Number 10030997 **Days On Market** 370
Class Commercial **Cumulative DOM** 370
 Sale
Status Active
Sale/Rent For Sale
List Date 3/15/2025
List Price \$570,000
Original Price \$570,000
Price Date 3/15/2025
Auction Date
Starting Bid Price
Subject to 1031 No
Excl Agy Lstg No
Foreclosed/Pre No
-Foreclosed
Available for Rent Yes
Seller Fin Yes
Lease to Purchase Yes
Listing Agent Curtis Lindgren
 - 307-250
 -2749
Agent Email curtis@remaxe
 levation.com
Listing Office REMAX
 Elevation -
 307-855-1234



PROPERTY DETAIL INFORMATION

Type	Building Only	Apx Year Built	2005
Apx Total Building SqFt	4,430	# Restrooms	4
# Stories	1	Apx Deeded Acres	0.480
Apx # Irrigated Acres	0.00	Apx Lot SqFt	20,908.80
Depth Feet		Frontage Feet	
New Construction	No	Overhead Door Height	
COA		Covenants	No
Subdivision	Original Town of Basin	Levels	One
Irrigation Fee Frequency		Propane Tank Owned or Leased?	
Other Building Construction		Other Building Construction 2	
Other Building Construction 3		Other Building Description	
Other Building Description 2		Other Building Description 3	
Other Building Type		Other Building Type 2	
Other Building Type 3		Estimated Percent of Basement Completion	
Other Building Year Built		Other Building Year Built 2	
Other Building Year Built 3		Other Building Size	
Other Building Size 2		Other Building Size 3	
Apx Above Grade SqFt	4,430	Apx Below Grade SqFt	0
Attribution Contact		Hotsheet Date	3/15/2025
Unique Property Identifier		RESO Universal Property Identifier	
Concessions		Propane Present	No
Natural Gas Available	Yes	Is there an additional building?	
Is there a second additional building?		Is there a third additional building?	
Garage Y/N	No	Carport Y/N	Yes
Other Property Tax Exemptions		Personal Property Taxes TBD	No
Taxes TBD	Yes	Current Propane Provider	
Delayed Marketing?		Delayed Marketing End Date	
Floor Plans Count	0	Floor Plans Update Date	
CoList Office ID	REMAX Elevation - 307-855 -1234	CoList2 Office ID	
Selling Office 2		CoList Agent ID	Brenton G Hayden - Office: 305-363-1234
CoList2 Agent ID		Selling Agent 2	
List Team		Sell Team	

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ADDRESS & LOCATION INFORMATION

Address	156 N 6th St	Unit or Lot #	
City	Basin	State	WY
Zip	82410	County	Big Horn
Area	Basin - In Town	Detailed Zoning	Basin - Mixed Use
Parcelable		Apx Miles from Town	
Geocode Quality			

COMMENTS

Comments Prime Commercial Opportunity – Former Medical Office on Highway Frontage. Don't miss this well-maintained 4,430 sq ft. commercial building with highway visibility and established paved parking. Built in 2005, it features 18 versatile rooms and 4 bathrooms, including one in the welcoming reception area. The building is equipped with a fire suppression system and exterior security lighting for peace of mind. Enjoy low-maintenance upkeep with metal roofing and siding plus zero-scaping around the property. Three separate entrances allow for flexible use, and two exterior storage sheds provide extra space. Lockable filing cabinets are included for added convenience. This adaptable space is ideal for a medical office, wellness center, retail, or professional suites. Schedule a showing today and explore the potential!

FEATURES

Appliances None	Garage/Type Stalls Attached Carport	PatioDeckPorch None	Views Park (View)
Basement None	Primary Heat Heat Pump	Possession At Closing	Primary Water Source Public (City or Rural)
Business Type Medical	Interior Features Handicap Access	Road Maintenance Seasonally Maintained State Maintained	Flooring Carpet
Commercial Features 220 Volt Fiber Optic Handicapped Access	Lot Features Corner Highway Frontage	Road Responsibility Public	Possible Uses Commercial Highway/Tourist Service Investment Mini Storage Place of Worship Retail
Construction Concrete Steel Frame	Miscellaneous Fire Sprinkler System Highway Frontage Building for Sale Main Street Frontage	Road Surface Paved (RoadSurfaceType)	Primary Water Supplier Town of Basin
Cooling Central Air	Parking Availability Alley Access On Street Private Public	Roof Metal	Sewer Provider Town of Basin
Exterior Features Outbuildings Lighting - Exterior		Sewer Connected to City Sewer	
Exterior Siding Steel Siding		Showing Instructions Lockbox Short Notice Call Listing Agent	
		SpecialListingConditions Standard	

ROOM INFORMATION - TOTAL RECORDS = 4**ROOM INFO 1**

Room Type 1/2 Bath	Room Level
Room	
Description	
Room Features	

ROOM INFO 2

Room Type 1/2 Bath	Room Level
Room	
Description	
Room Features	

ROOM INFO 3

Room Type 1/2 Bath	Room Level
Room	
Description	
Room Features	

ROOM INFO 4

Room Type 1/2 Bath	Room Level
Room	
Description	
Room Features	

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INCLUSIONS AND EXCLUSIONS

Inclusions	2 storage sheds on north side of building , all filing cabinets by front room	Exclusions	none
Equipment & Fixtures Included	Yes	Excluded Buyers	No
Ofc/Agt Exlcuded from Showing	No	Disclosures	No

OWNERSHIP AND ANNUAL EXPENSES

Owner of Record	Hot Springs County Hospital District	Second Owner of Record	
Property Rights	Fee Simple	County Tax ID	17-29-010-00190
Legal Description	LOTS 6-10 29 OT SD69-1604	Tax Year	2025
Taxed w/Other Land	No	Tax Annual Amount	
Irrigation	No	Irrigation Company	
Irrigation Fees \$		Personal Property Tax \$	
Personal Property Tax Year			

SHOWING INSTRUCTIONS

Directions to Property	Sits on the corner of 6th and C street.	Lockbox	Yes
Agent Instructions	Call listing agent for showing. Lock box is attached to front door.	Occupancy	Vacant

UTILITY INFORMATION

Electric Company	City	Natural Gas Company	Wyoming Gas
Primary Water Provider			

TITLE COMPANY INFORMATION

Earnest Money To	Title Company	Title Company	Big Horn County
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INTERNET & MEDIA INFO

Internet	Yes	VOW Include	Yes
Display Address	Yes	Allow AVM	No
Allow Comments	No	Branded Virtual Tour	Branded Virtual Tour
Listing Syndication Link			

SOLD/CLOSING

Selling Agent		Selling Office	
Accepted Contract Date		COMP Only	No
Closing Date		Financing	
Sold Price		Sold Price Per SQFT	
Concession Amount		Concessions Desc	
Repairs		Repairs Amount	
Repairs Description		1031	
Due to Nondisclr of Sales Price		Cumulative DOMLS	370
Days On MLS	370		

BUSINESS

Current Business Name		Current Location	
Year Business Started		Lease Info	
Current Lease \$		Lease Expire Date	
Date of Inventory		Inventory List	No
Inventory Value \$		Description of Licenses/Permits	
Equipment/Fixtures Value \$			

SYSTEM

Associated Document Count	0	Document Count	
Document TimeStamp		First Photo Add Date	
Input Date	3/15/2025 9:37 AM	Input Date	3/15/2025 9:37 AM
Off Market Date		Off Market Status Date	
Photo TimeStamp		Picture Count	23
Status Date	3/15/2025	Status Date	
Update Date	3/5/2026 8:58 AM	Update Date	3/5/2026

ADDITIONAL PICTURES

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