



WYOMING HAS #1 BUSINESS-FRIENDLY TAX CLIMATE

No corporate or personal state income tax, No inventory tax,  
No franchise tax, No occupation tax, No value-added tax

# HOLLY SUGAR FACTORY INVESTMENT OPPORTUNITY

**PURCHASE PRICE: \$4,500,000 at \$44 +/- per sq ft**

**Total Square Feet: 101,000 sq ft**

Total Current Leased Space: 40,554 sq ft

Zoned M1 for the broadest allowable uses

## CAP RATE:

**8%**

Once the entire first floor is leased. Still leaving an additional 50% of the building available on other floors.

Currently bringing in **\$30,239/month** in lease revenue with an additional 8,250 sq ft of the first floor available to be leased.

