



CORNERSTONE
REAL ESTATE

FOR SALE

1216 E 2ND ST, CASPER, WY

www.cornerstonere.com



VERSATILE COMMERCIAL PROPERTY FOR SALE

Centrally located commercial building with nearly 3,000 square feet of heated and cooled space, situated in one of the highest traffic areas on 2nd Street, directly across from the hospital. C-2 General Business zoning allows for commercial or residential income. Originally an apartment complex, the basement is outfitted with two kitchens and separate entrances on either side of the building.

STEINAR STEENSLAND
Realtor

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☎ 307-462-3409



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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 parking spots available
- 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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CASPER, WY



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



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ABOUT ME

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STEINAR STEENSLAND Realtor

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A Casper native and Natrona County High School graduate, Steinar Steensland brings a dynamic blend of local insight and global experience to Wyoming's real estate market. After earning a Bachelor of Business Administration in Marketing from the Shidler College of Business at the University of Hawaii at Manoa, Steinar sharpened his negotiation and analytical skills through roles at a Colorado business law firm and as an analyst at Sportradar, the world's leading sports data company.

Steinar launched his real estate career in the competitive, high-end market of Maui, Hawaii—an environment that shaped his professionalism, punctuality, and perseverance. Since returning to Wyoming, he has quickly established himself as a standout Realtor. In just under two years, Steinar has closed more than 20 residential transactions, listed multiple commercial properties, relocated two Casper businesses into new leases, and successfully sold three land listings.

In July 2024, Steinar demonstrated his investment savvy by purchasing, redesigning, and renovating a duplex in central Casper. What was once a \$1,600/month property is now generating \$2,000/month from a single one-bedroom unit—showcasing his eye for potential and strong returns.

With a proven track record in investment analysis, pricing strategy, and contract negotiation, Steinar is a driving force in Wyoming real estate. He's committed to delivering strategic, high-value solutions for buyers, sellers, and investors alike.