



402 S 7TH ST E
RIVERTON, WY 82501

\$289,000

MOTIVATED SELLER!



THIS UNIQUE PROPERTY OFFERS LOADS OF POTENTIAL!

PROPERTY FEATURES *at a glance*

- 3 BEDROOMS
- 1.5 BATHS
- 4,606 SQUARE FEET
- .3-ACRE LOT
- AMPLE OFF-STREET PARKING
- BUILT IN 1957

HOME, BUSINESS, OR INVESTMENT - THIS PROPERTY CAN BE VIRTUALLY ANYTHING!



**OLIVIA PRINCE
OWNER/BROKER**

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It's easy to throw words like "unique" around, but this property absolutely embodies this trait. Originally a church, this 4,600+ sq. ft. building's next use is limited only by your imagination. On the one hand, it could be a large single-family home custom-finished to your specific needs. On the other hand, you could use it as an investment property, something to rent to entrepreneurs who need the space to get their ventures off the ground. Of course, you could also use it to start or expand a current business!

Whatever the case, this property offers ample space inside and out. The main level features a large event space or open-concept living area, multiple smaller rooms that could be offices or even bedrooms, and bathrooms for good measure. Downstairs is more space, including a kitchen, another nice-sized event or living space, and more rooms that have the flexibility of being bedrooms, office space, or whatever you need. The lower level has a restroom and a utility room as well.

With lots of off-street parking, there's room for customers' vehicles or your toys. And with a .3-acre corner lot, there's no lack of space to add a garage or shop if you like! The possibilities are endless!

**SUZIE KOEHN
ASSOCIATE BROKER**

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