



COLDWELL BANKER
THE LEGACY GROUP

FOR SALE

150 W 2ND STREET, CASPER, WY

www.TommyJRussell.com



INVESTMENT OR OWNER-USER OPPORTUNITY

A rare opportunity to own prime downtown Casper real estate, 150 West 2nd Street offers a strategic investment for developers, owner-users, and investors seeking to maximize income potential in a high-traffic district. Formerly home to The Fox Theater and currently occupied by Frontier Brewing, this 7,500± square-foot building is positioned for adaptive reuse, redevelopment, or long-term investment.

See it today with Tommy Russell 307-267-7606

TOMMY RUSSELL, CCIM
Realtor

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☎ 307-267-7606



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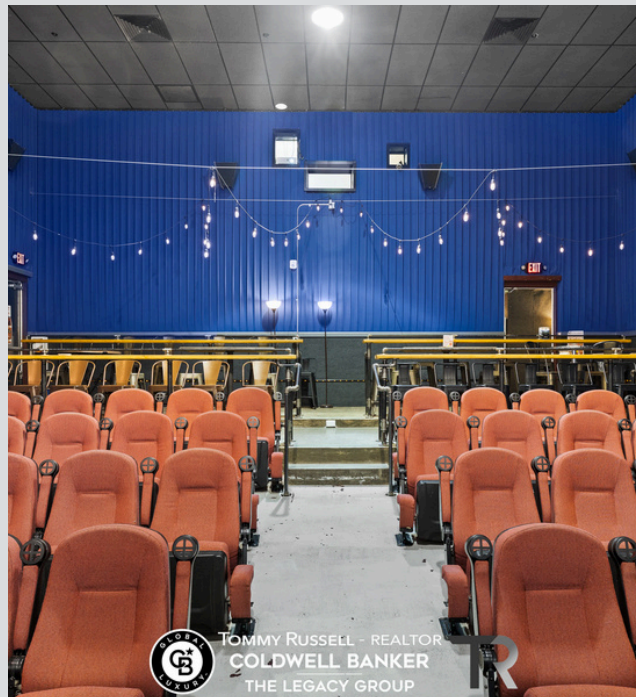
With C-3 zoning, the property supports a variety of business uses, from retail and office space to restaurants and mixed-use concepts. Its central location, private parking, and strong surrounding commercial activity make it an ideal candidate for repositioning as a multi-tenant retail or office space. Nearby attractions like David Street Station, The Lyric's upcoming performing arts center, and popular local restaurants drive consistent demand for commercial space in this corridor.

Whether you're an investor looking for a value-add opportunity or an end-user ready to customize your ideal business space, this property provides the foundation for long-term success in the heart of Casper's growing downtown.



KEY FEATURES & HIGHLIGHTS

- 7,500± SF downtown building with income-generating potential
- Built in 1998
- C-3 zoning allows for a wide range of business uses
- Prime visibility at West 2nd & David Street
- Surrounded by Casper's top entertainment and dining destinations
- Current tenant (Frontier Brewing) is prepared to vacate, partner, or sell
- 7 private parking spaces – a valuable amenity in downtown Casper
- Opportunity for single or multi-tenant occupancy
- Strong investment potential in a high-demand commercial area
- Build-to-suit options available
- Opportunity Zone tax deferment incentives available



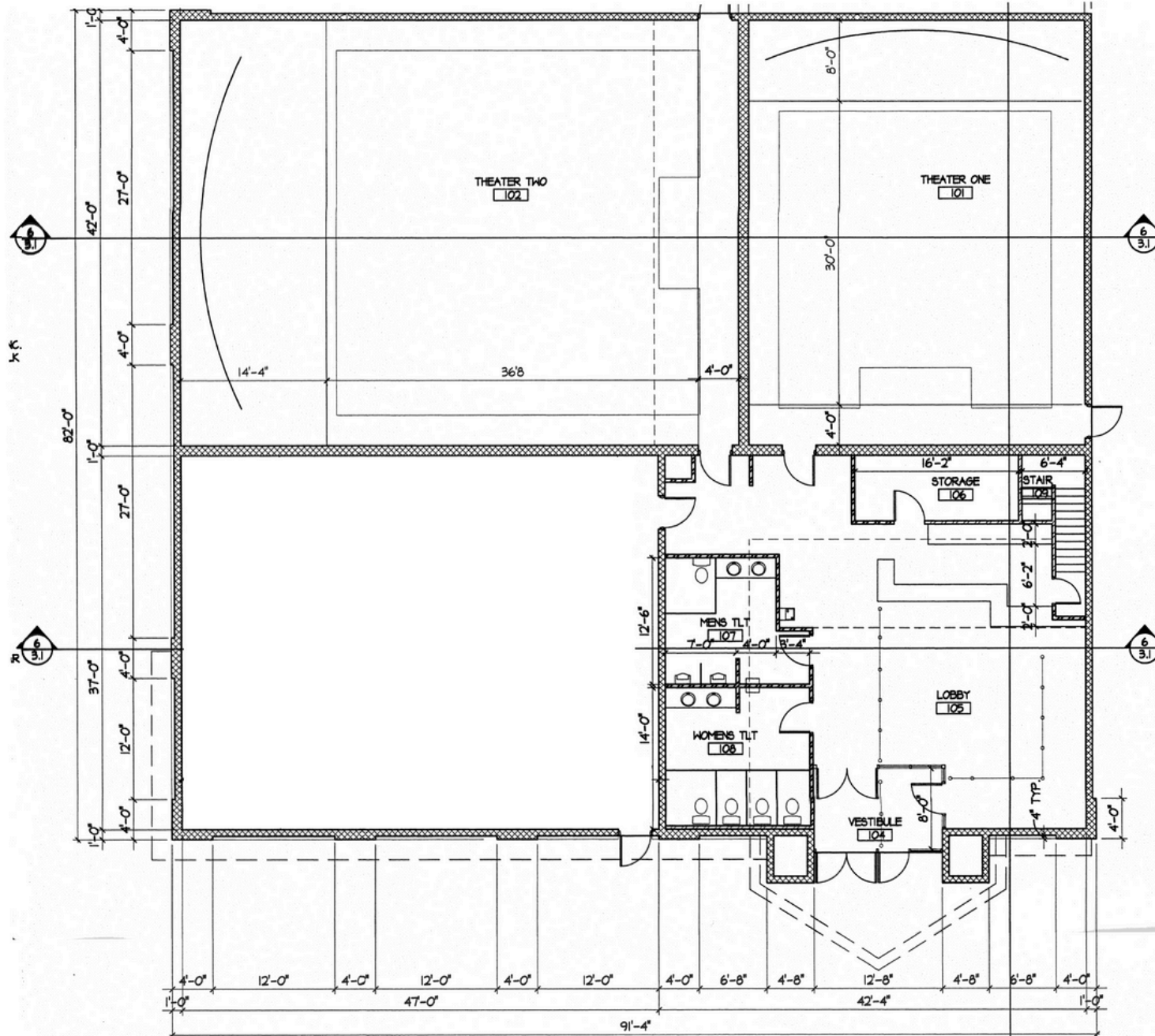


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FUTURE REDEVELOPMENT POTENTIAL

With thoughtful investment, 150 West 2nd Street can be transformed into a high-value mixed-use property. The existing sloped theater areas can be leveled and expanded, creating an additional second-story space to increase rentable square footage and income potential.

This property presents a unique chance to capitalize on the momentum of downtown Casper's continued revitalization. Don't miss the opportunity to make your mark on one of the most strategically located commercial properties in the city.

ESTIMATED BUILDOUT COSTS

- Northwest Theater: Leveling floor (\$78,000), adding a second story with stairway, columns, and structural engineering (\$92,000)
- Northeast Theater: Leveling floor (\$38,000)

IDEAL FUTURE USES:

- Restaurant & bar/grill with spacious dining and entertainment areas
- Retail storefronts with strong foot traffic exposure
- Professional office suites for downtown businesses
- Multi-tenant mixed-use development with retail and office tenants



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WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state, located in the Center of Natrona County with a population of 80,000±, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events, and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.



TOMMY RUSSELL, CCIM

307-267-7606 • tommyrussello@gmail.com

I am a driven problem solver with expertise in communication, digital media and design, and a passion for commercial real estate. With a background in commercial brokerage and leasing, I specialize in industrial, retail, office, and land transactions, helping clients navigate the complexities of site selection, lease negotiations, and property marketing.

My strong communication skills allow me to collaborate effectively with business owners, investors, and developers to find strategic solutions that meet their needs. I stay ahead of the curve in the ever-evolving realm of technology, utilizing the latest tools to deliver innovative marketing and design strategies that enhance property exposure and maximize value.

My experience in education has honed my interpersonal skills, enabling me to seamlessly integrate into project teams and apply my organizational and creative skills to meet project requirements and deadlines. I believe in using my ingenuity and technical knowledge to drive results for my clients and make a positive impact in the commercial real estate industry.

If you would like to know more about me or discuss potential opportunities, don't hesitate to reach out.

For more information about me, or if you have any questions, feel free to contact me directly at 307-267-7606 or TommyRussello@gmail.com

