

Offering Memorandum

Price: \$980,000

246 S. CENTER, CASPER, WY 82601

Mixed-Use Commercial Building

JOHN TROST-PRINCIPAL BROKER
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246 SOUTH CENTER STREET

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PROPERTY SUMMARY

100 WEST MIDWEST AVENUE | CASPER, WY 82601



Property Summary

Building SF:	12,888
Lot Size:	7,000 SF
Year Built:	1913
Zoning:	C3:Central Business

Property Overview

246 South Center Street offers $\pm 12,888$ square feet of commercial space situated on a 7,000 square foot lot in the heart of downtown Casper. This three-level brick building showcases classic architectural charm and provides flexible space ideal for retail, office, or mixed-use configurations. The interior layout is open and adaptable, offering significant potential for customization. Positioned within Casper's central business district, the property is surrounded by a vibrant mix of restaurants, retail, and professional offices. Public utilities are in place, and ample street parking is available along Center Street and adjacent roads, making it a strategic location for a wide range of commercial users.

Location Overview

Located in the heart of Casper's central business district, 246 South Center Street benefits from a prime downtown setting surrounded by a dynamic mix of local businesses, government offices, banks, restaurants, and cultural attractions. The property sits just steps from David Street Station, a major community hub for events and entertainment, and is within walking distance of several major employers and hospitality options. This location offers strong pedestrian traffic, excellent visibility, and convenient access to major thoroughfares including I-25 and CY Avenue. With ongoing investment and revitalization in the downtown core, this area continues to attract both local entrepreneurs and national interest, making it an ideal setting for long-term commercial growth.

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PICTURES

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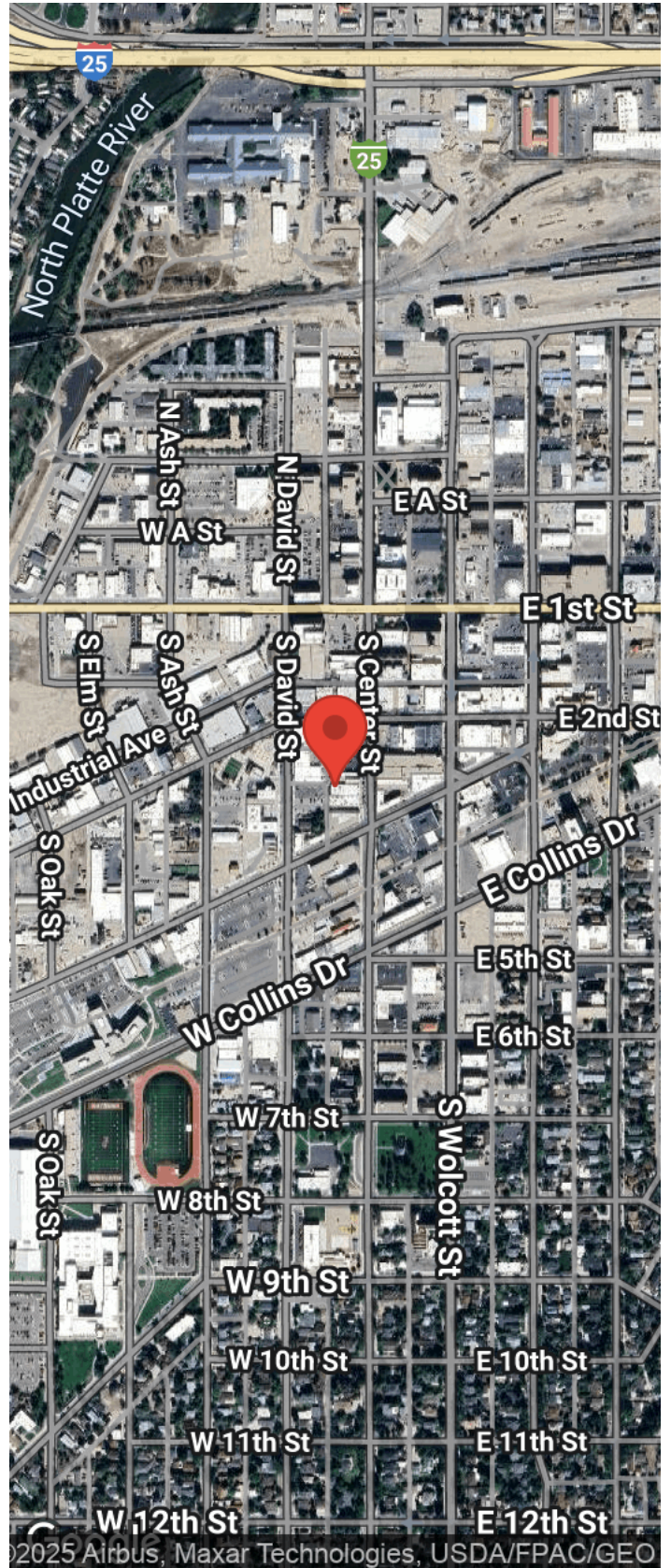
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LOCATION MAPS

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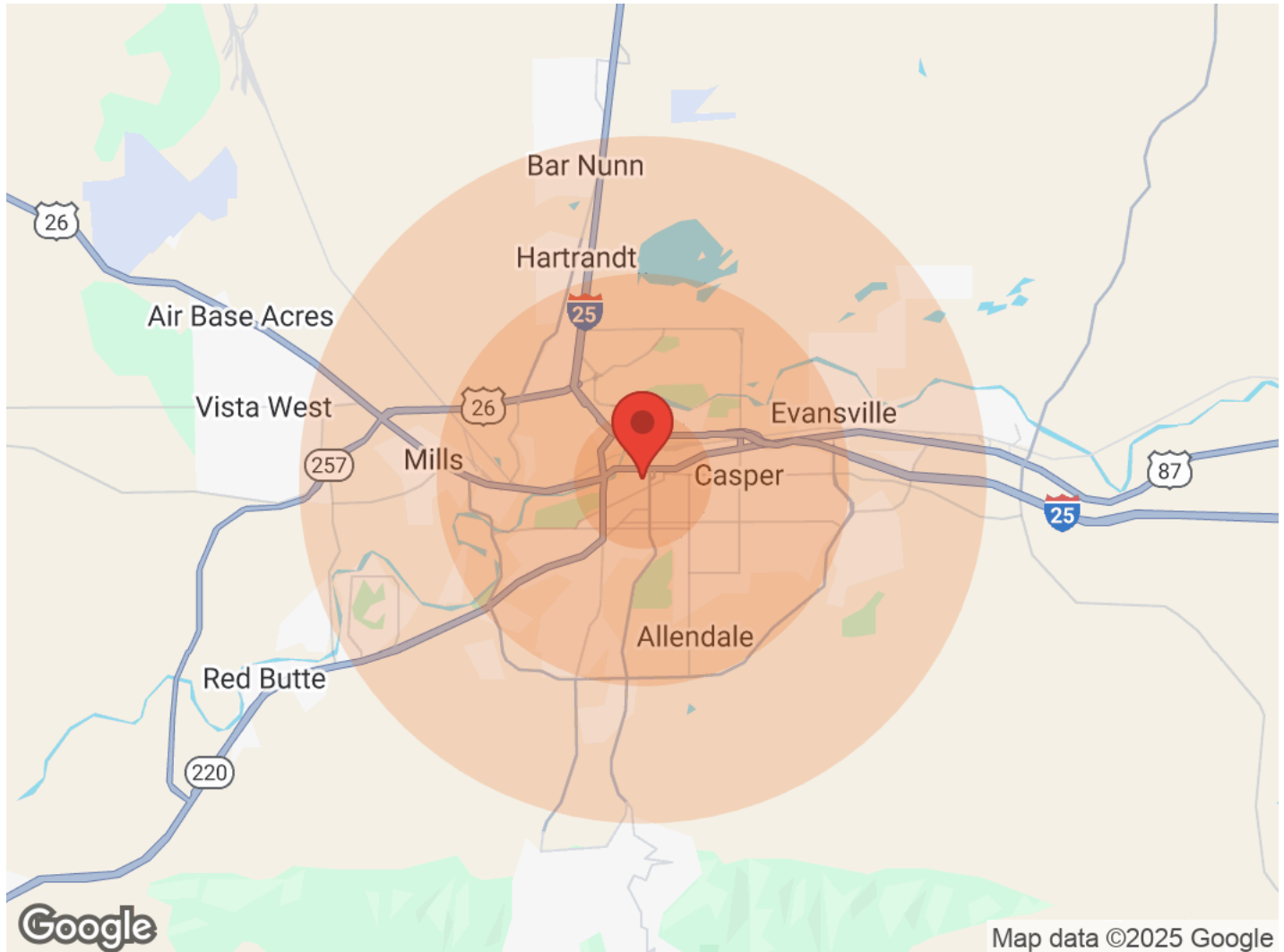
BUSINESS MAP

246 SOUTH CENTER STREET | CASPER, WY 82601



DEMOGRAPHICS

246 SOUTH CENTER STREET | CASPER, WY 82601



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,340	22,477	31,810	Median	\$37,568	\$44,866	\$45,676
Female	4,442	23,571	33,366	< \$15,000	734	2,426	2,865
Total Population	8,782	46,048	65,176	\$15,000-\$24,999	718	2,343	3,017
				\$25,000-\$34,999	561	2,857	3,699
				\$35,000-\$49,999	853	3,337	4,094
				\$50,000-\$74,999	593	3,585	5,043
				\$75,000-\$99,999	409	2,040	3,168
				\$100,000-\$149,999	150	2,175	3,270
				\$150,000-\$199,999	44	467	872
				> \$200,000	94	389	816
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,764	9,449	13,611	Total Units	5,017	22,165	29,682
Ages 15-24	987	5,853	8,588	Occupied	4,438	20,375	27,444
Ages 25-54	3,623	18,226	25,111	Owner Occupied	1,865	12,847	18,457
Ages 55-64	1,117	5,630	7,999	Renter Occupied	2,573	7,528	8,987
Ages 65+	1,291	6,890	9,867	Vacant	579	1,790	2,238
Race	1 Mile	3 Miles	5 Miles				
White	8,198	44,057	62,618				
Black	27	199	210				
Am In/AK Nat	26	73	114				
Hawaiian	N/A	N/A	1				
Hispanic	650	2,590	3,510				
Multi-Racial	1,004	3,282	4,248				

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PROFESSIONAL BIO

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John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally redeveloped their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of special-purpose properties, including a 132,000 SF Cendant Corporation customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.

DISCLAIMER

246 SOUTH CENTER STREET

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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