

FOR SALE



RETAIL BUILDING IN THE HEART OF CODY

1526 Rumsey Ave. Cody, WY 82414

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now available – one of the largest retail spaces in downtown Cody! This impressive 23,272 sq ft building is currently operating as a sporting goods store, but offers a versatile open floor plan suitable for a wide variety of retail or commercial uses. Previously a grocery store, the space retains the flexibility and scale to accommodate your business needs.

Spanning 16 city lots, the property includes 55 on-site parking spaces, with additional street parking—an unmatched convenience in the downtown district. Located at 1526 Rumsey Ave, this high-visibility location is surrounded by established businesses and benefits from steady foot and vehicle traffic year-round.

Whether you're expanding, relocating, or launching something new, this central Cody location offers the space, access, and exposure your business deserves.

PROPERTY HIGHLIGHTS

- 23,272 sq ft open floor plan
- Currently operating as a sporting goods store
- Previously used as a grocery store
- 16 city lots providing a generous footprint
- 55 on-site parking spaces + ample street parking
- Prime downtown location with excellent visibility
- Flexible space ideal for retail, showroom, or specialty use

PROPERTY DETAILS

LOCATION INFORMATION

Street Address	1526 Rumsey Ave.
City, State, Zip	Cody, WY 82414
County	Park
Market	Multi-Purpose
Cross-Streets	15 th & 16 th St.

PROPERTY INFORMATION

Property Type	Retail
Zoning Property	Cody Gen Biz Dist (D-2)
Subtype	Multi-Purpose
Lot Size (16 City Lots)	56,000 SF
Parking Spots	55 on-site, plus 20 on-street

Sale Price

\$4,500,000

BUILDING INFORMATION

Building Size	23,272 SF
Building Class	A
Number of Floors	One
Year Built	1958
Free Standing	Yes



ANTLERS REALTY, INC.  

Rick Brasher, Broker/Owner

307-272-5757

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802 Canyon Ave. Cody, WY 82414 307.272.5757 www.codyproperty.com

ADDITIONAL PHOTOS



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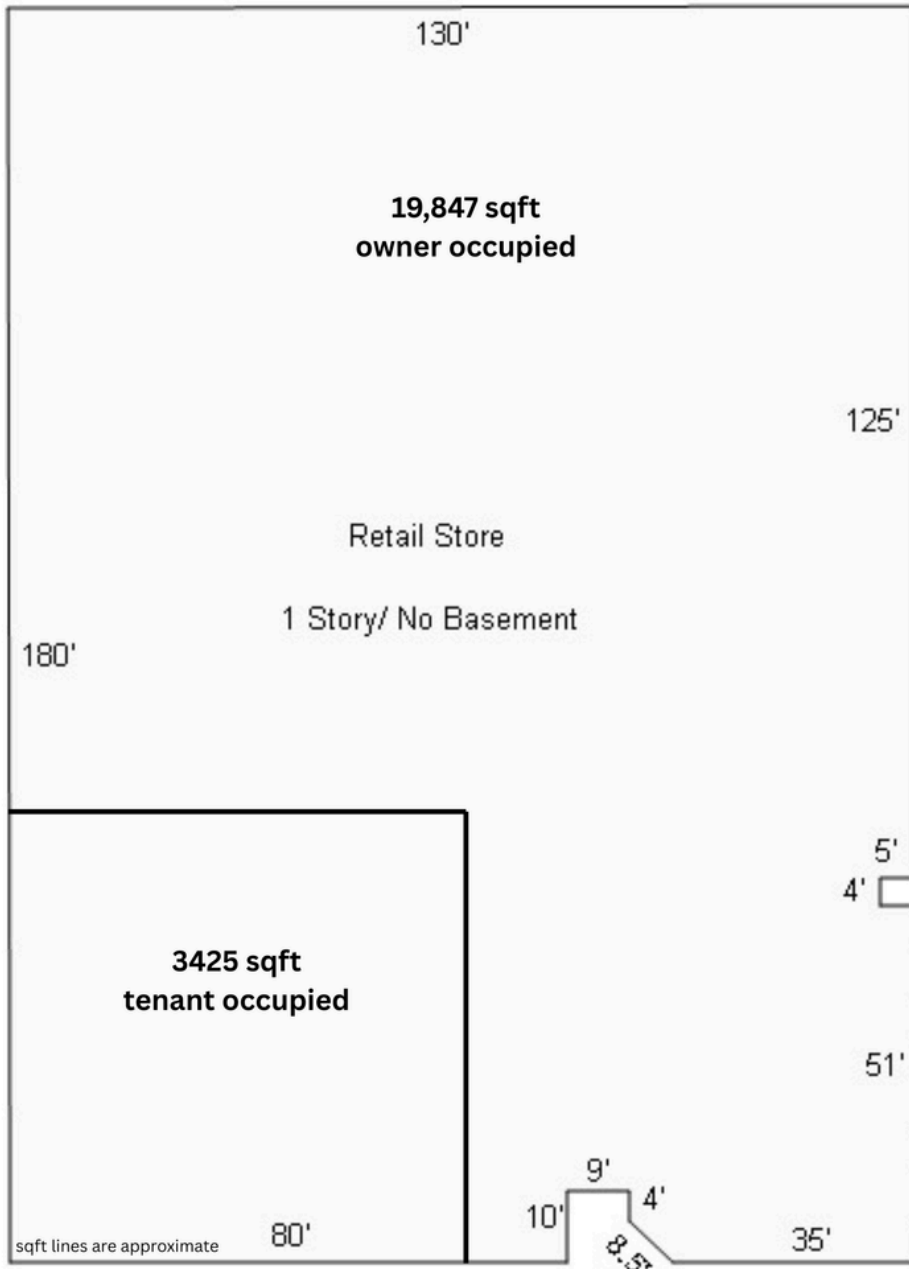
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LOT LINE DETAILS



FLOOR PLAN



Discover Opportunity in the Heart of Cody, Wyoming

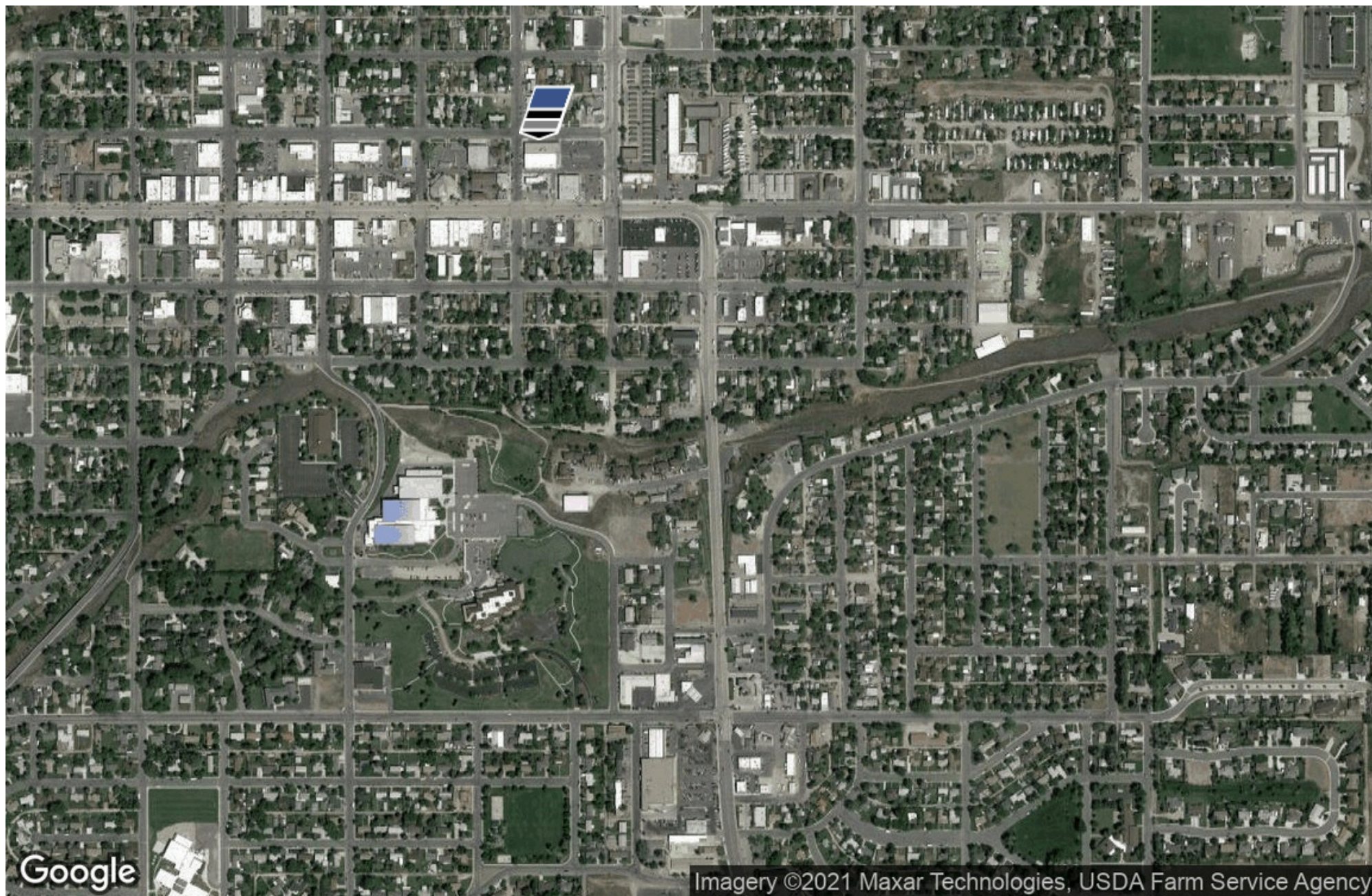
Cody, Wyoming is a community on the rise—where heritage meets progress and opportunity meets natural wonder. Positioned just minutes from the East Entrance of Yellowstone National Park, this gateway town is experiencing steady economic and population growth, making it an ideal location for investment.

With a thriving tourism industry, a strong agricultural backbone, and a growing appreciation for the arts, Cody has become a hub for entrepreneurs, creators, and outdoor enthusiasts alike. The downtown area is alive with new businesses, locally owned shops, art galleries, and restaurants, all contributing to a vibrant and walkable commercial district.

Infrastructure upgrades, including recent enhancements to healthcare facilities and public schools, reflect the town's forward-thinking commitment to support a growing population. Year-round recreational access—fly fishing, hiking, hunting, snowmobiling, and more—attracts both visitors and future residents seeking an active lifestyle with scenic beauty at every turn.

As Cody continues to evolve, it retains its small-town spirit while embracing innovation and sustainability. Whether you're establishing a new venture or expanding your portfolio, there's no better time to invest in a community that's going places.

AERIAL MAP



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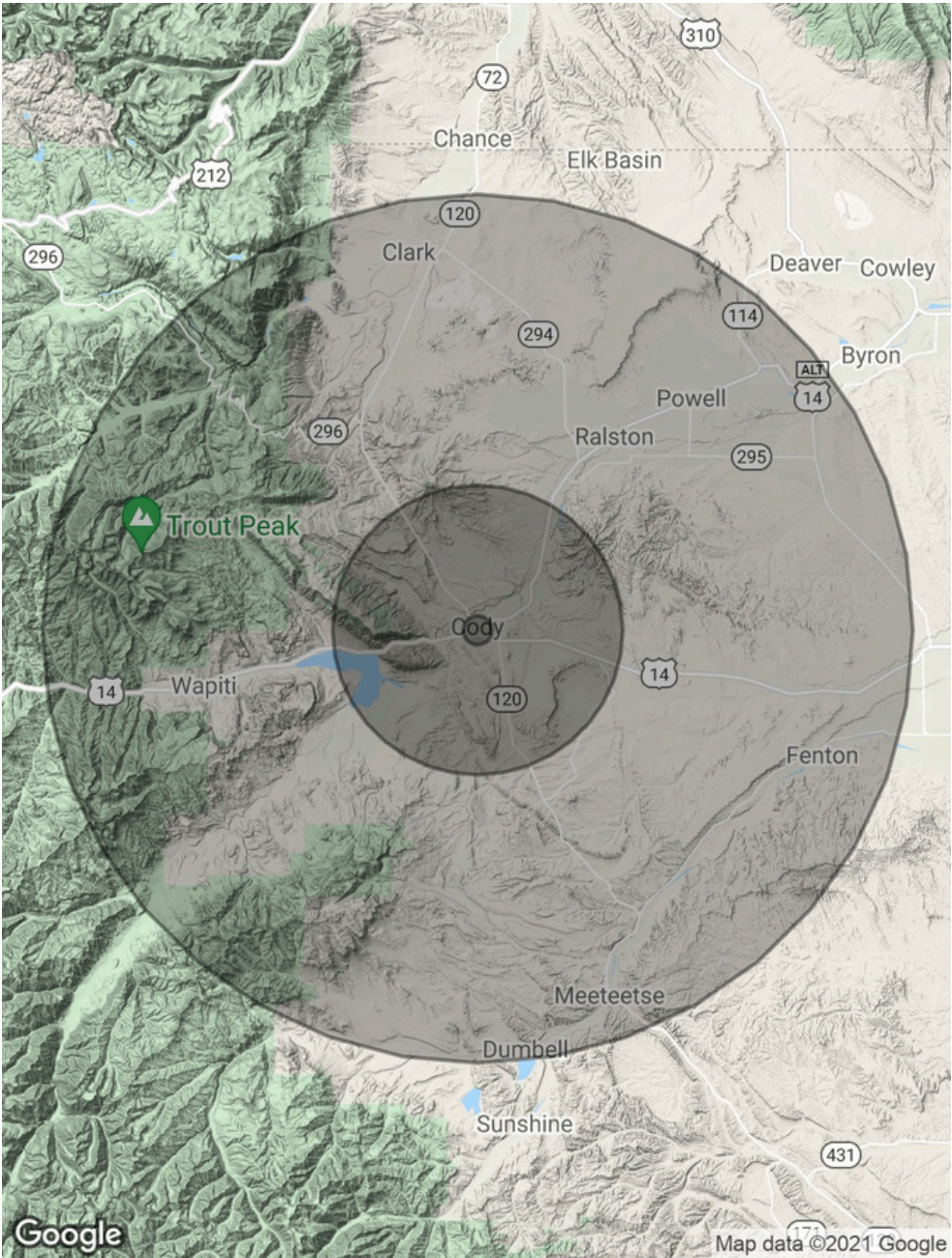
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DEMOGRAPHICS MAP & REPORT

RACE		
Total Population - White		26,316
% White		88.8%
Total Population - Hispanic		1,697
% Hispanic		5.7%
Total Population - Multiracial		1,056
% Multiracial		3.6%
Total Population - Native American		285
% Native American		1.0%
Total Population - Asian		211
% Asian		0.7%
Total Population - Black		59
% Black		0.2%

POPULATION		
Total Population Percent		29,878
Change from 2010		+5.8%
Persons under 21 years		24.8%
Persons between 21 and 65 years		51.1%
Persons 65 years and over		24.1%
Female Persons		50.4%



DISCLAIMER



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This Material is intended strictly for use by parties interested in evaluating a potential acquisition of the Property. It may not be copied, distributed, or disclosed to others without the prior written consent of the Broker or Seller. The Material does not claim to be comprehensive or to include all details a purchaser may need. All information presented has been obtained from the Seller and other sources and has not been independently verified by the Broker or Seller. Prospective buyers are responsible for conducting their own due diligence regarding the Property and any associated financing options.

The Seller reserves the right to withdraw the Property from the market at any time, for any reason, and is under no obligation to accept any offer. A sale shall occur only upon the execution and delivery of a formal purchase and sale agreement, on terms and conditions solely acceptable to the Seller. By submitting an offer, a prospective purchaser acknowledges and agrees to the terms outlined above and releases the Seller and Broker from any liability related to the information provided herein.