

120 Broadway

Wamsutter, WY 82336

www.cbre.com/120broadway

Contact Us

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Lic. 12666 WY

For Sale \$450,000 only \$48 PSF



The Offering

The 120 Broadway, Wamsutter, WY property is located just off Inter-state 80 in Wamsutter, WY. This former grocery store was built in 2011 and was recently renovated to an office building with high-end finishes. It can be easily restored to a large open span building or remain as a single tenant office building. The property has a large asphalted parking lot and is zoned Commercial which allows for a wide variety of uses such as car lot, day care, grocery store, general office, data mining, government offices, retail showroom and more.



Purchase Price	\$450,000	No of Restrooms	4
Acreage	1.20	Kitchen	Dishwasher, Fridge, sink,
Price SF Land	\$8.60/SF	Taxes - 2021	\$5,820.49
Building SF	9,360	Parcel No.	2094-27-40-00-020
Price PSF BLD	\$48.07/ SF	Zoning	Commercial
Utilities	Gas, water, electricity, sewer	No of Conference rooms	3
No of offices	22	On-site generator	2

For Sale

\$420K

Sale Price

14'

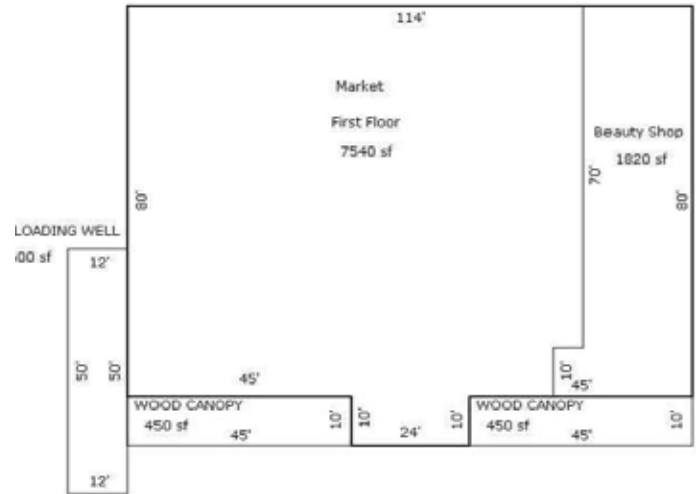
Center ceiling height

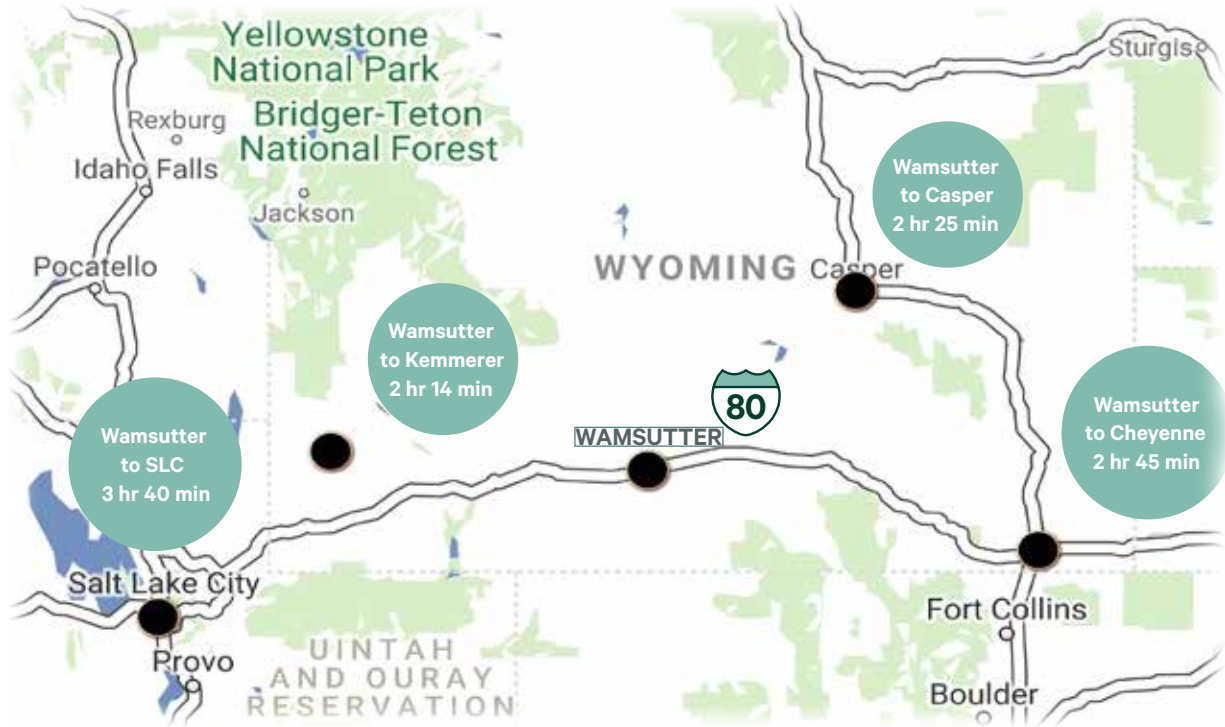
9,360

Total Square feet

2011

Year Built





Why consider Wyoming?

- + Low utility cost
- + Low average daily temperature making it an ideal location for data miners
- + Business friendly - \$-0- corporate state income tax and \$-0- personal state income tax
- + Wyoming has very low sales tax and property tax

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Wyoming chosen for Natrium plant

TerraPower, a start-up co-founded by Bill Gates to revolutionize designs for nuclear reactors, has chosen Kemmerer, WY as the preferred location for its first demonstration reactor. Construction bids are estimated to begin in Qtr 1 of 2022. Kemmerer is an approximate 2 hour drive from Wamsutter, WY and it is anticipated the plant will be a boom for the entire region.

<https://www.terrapower.com/natrium-demo-kemmerer-wyoming/>

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