

**LISTING INFO**



**MLS Number** 10019359 **Days On Market** 783  
**Class** Commercial **Cumulative DOM** 783  
 Sale  
**Status** Active  
**Sale/Rent**  
**List Date** 8/24/2022  
**List Price** \$850,000  
**Original Price** \$1,000,000  
**Price Date** 9/26/2024  
**Auction Date**  
**Starting Bid Price**  
**Subject to 1031** No  
**Excl Agy Lstg** No  
**Foreclosed/Pre** No  
 -Foreclosed  
**Available for Rent** No  
**Seller Fin** No  
**Lease to Purchase** No  
**Listing Agent** Jacob Ivanoff  
 - Office: 307  
 -899-3565  
**Listing Office** 307 Real  
 Estate -  
 Office: 307  
 -587-4959



**ADDRESS & LOCATION INFORMATION**

<b>Address</b>	720 Allen Ave	<b>Unit or Lot #</b>	
<b>City</b>	Cody	<b>State</b>	WY
<b>Zip</b>	82414	<b>County</b>	Park
<b>Area</b>	Cody - City of	<b>Detailed Zoning</b>	Cody - General Bus District (D-2)
<b>Parcelable</b>	No	<b>Apx Miles from Town</b>	
<b>Geocode Quality</b>	Exact Match	<b>Levels</b>	Three Or More
<b>Irrigation Fee Frequency</b>	Annually	<b>Estimated Percent of Basement Completion</b>	
<b>Apx Above Grade SqFt</b>	4,121	<b>Apx Below Grade SqFt</b>	2,209
<b>Attribution Contact</b>	3075874959	<b>Hotsheet Date</b>	9/26/2024
<b>Personal Property Taxes TBD</b>	Yes	<b>Taxes TBD</b>	Yes
<b>Avg. Monthly City Utilities \$</b>	\$0.00	<b>CoList Office ID</b>	
<b>CoList2 Office ID</b>		<b>Selling Office</b>	
<b>Selling Office 2</b>		<b>CoList Agent ID</b>	
<b>CoList2 Agent ID</b>		<b>Selling Agent</b>	
<b>Selling Agent 2</b>		<b>List Team</b>	
<b>Sell Team</b>			

**PROPERTY DETAIL INFORMATION**

<b>Type</b>	Building Only	<b>Apx Year Built</b>	1938
<b>Apx Total Building SqFt</b>	4,121	<b># Restrooms</b>	4
<b># Stories</b>	2	<b>Apx Deeded Acres</b>	1.010
<b>Apx # Irrigated Acres</b>	1.01	<b>Apx Lot SqFt</b>	43,996.00
<b>Depth Feet</b>		<b>Frontage Feet</b>	
<b>New Construction</b>	No	<b>Overhead Door Height</b>	
<b>COA</b>		<b>Covenants</b>	No
<b>Subdivision</b>	None		

**COMMENTS**

**Comments** Excellent location with ample parking on a spacious 1-acre lot. This property offers the flexibility to be transformed into a residence or utilized effectively as office space. Recognized as the "Old Sheep Foundation," this building carries a storied past, having accommodated numerous thriving enterprises over the years. Situated near the high school, medical facilities, Buffalo Bill Center of the West, dining establishments, lodging options, and the downtown area. Existing tenants have the opportunity to continue leasing with new arrangements; feel free to contact the listing agent for additional details.

**BUSINESS**

<b>Current Business Name</b>	<b>Current Location</b>
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These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed. A broker's compensation and fees for services are not set by law and are fully negotiable. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker.

**BUSINESS****Year Business Started****Current Lease \$****Date of Inventory****Inventory Value \$****Equipment/Fixtures Value \$****Lease Info****Lease Expire Date****Inventory List** No**Description of Licenses/Permits****FEATURES****Appliances**

None

**Basement**

Mostly Finished

**Business Type**

Appraisal

Professional/Office

Real Estate

**Commercial Features**

None

**Construction**

Frame

**Cooling**

Mini-Split

**Exterior Features**

Fenced Yard

Irrigated

Landscaping

Natural Gas to Property

Rain Gutters

Sauna/Spa

Sprinklers

Lighting - Exterior

Private Entrance

**Exterior Siding**

None

Wood Siding

**Garage/Type Stalls**

None

**Primary Heat**

Natural Gas

Radiant

**Interior Features**

None

**Lot Features**

Level

**Miscellaneous**

Building Currently Leased

**Parking Availability**

On Street

Public

**PatioDeckPorch**

None

**Possession**

At Closing

**Road Responsibility**

Public

**Road Surface**

Paved

**Roof**

Shingle

**Sewer**

City

**Showing Instructions**

24 Hour Notice

**SpecialListingConditions**

None

**Views**

City

City Lights

Mountain(s)

Neighborhood

**Heating Stove Type**

None

**Primary Water Source**

Public (City or Rural)

**Flooring**

Combination

Hardwood

**Possible Uses**

Commercial

Development

Investment

Multi-Family

Retail

Single Family Residence

Warehouse

**Primary Water Supplier**

City of Cody

**Sewer Provider**

City of Cody

**ROOM INFORMATION - TOTAL RECORDS = 9****ROOM INFO 1****Room Type** Other - See Remarks**Room Level** Main**Room****Description****Room Features****ROOM INFO 2****Room Type** Other - See Remarks**Room Level****Room** 0ROOM\_TYPE\_1**Description****Room Features****ROOM INFO 3****Room Type** Other - See Remarks**Room Level** Second**Room****Description****Room Features****ROOM INFO 4****Room Type** Lobby**Room Level** Main**Room****Description****Room Features****ROOM INFO 5****Room Type** Other - See Remarks**Room Level** Basement**Room****Description****Room Features**



**SOLD/CLOSING**

Closing Date  
Sold Price  
Concession Amount  
1031  
Cumulative DOMLS 781

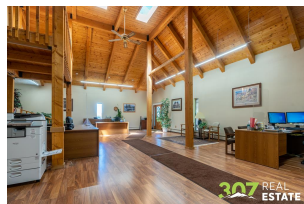
Financing  
Sold Price Per SQFT  
Concessions Desc  
Due to Nondiscr of Sales Price  
Days On MLS 781

**SYSTEM**

Associated Document Count 0  
Document TimeStamp  
Input Date 8/26/2022 8:31 AM  
Off Market Date  
Off Market Status Date  
Picture Count 19  
Status Date  
Update Date 9/26/2024

Document Count  
First Photo Add Date  
Input Date 8/26/2022 8:31 AM  
Off Market Days 0  
Photo TimeStamp  
Status Date 9/24/2024  
Update Date 9/26/2024 3:33 PM

**ADDITIONAL PICTURES**



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