LISTING INFO



MLS Number 10019359 Days On Market 783 Class Commercial **Cumulative DOM** 783

Sale Active

No

No

No

Status Sale/Rent

List Date 8/24/2022 **List Price** \$850,000 \$1,000,000 **Original Price Price Date** 9/26/2024

Auction Date Starting Bid Price Subject to 1031

Excl Agy Lstg Foreclosed/Pre -Foreclosed **Available for Rent**

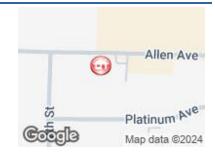
No Seller Fin No Lease to Purchase No

Jacob Ivanoff **Listing Agent**

- Office: 307 -899-3565

Listing Office 307 Real

Estate -Office: 307 -587-4959





















ADDRESS & LOCATION INFORMATION

720 Allen Ave **Address** Unit or Lot# WY City Cody State County 82414 Park Zip

Cody - City of **Detailed Zoning** Cody - General Bus District Area (D-2)

Apx Miles from Town **Parcelable** No

Geocode Quality Exact Match Levels Three Or More

Irrigation Fee Frequency **Estimated Percent of Basement Completion** Annually

2,209 Apx Above Grade SqFt 4,121 Apx Below Grade SqFt **Attribution Contact** 3075874959 **Hotsheet Date** 9/26/2024 **Personal Property Taxes TBD** Taxes TBD Yes Yes

Avg. Monthly City Utilities \$ \$0.00 **CoList Office ID** CoList2 Office ID Selling Office **Selling Office 2 CoList Agent ID** CoList2 Agent ID Selling Agent Selling Agent 2 **List Team**

PROPERTY DETAIL INFORMATION

Building Only Apx Year Built 1938 Apx Total Building SqFt 4,121 # Restrooms # Stories Apx Deeded Acres 1.010 Apx # Irrigated Acres 43,996.00 1.01 Apx Lot SqFt

Depth Feet Frontage Feet **New Construction** No Overhead Door Height No COA Covenants

Subdivision None

COMMENTS

Sell Team

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

Current Business Name

Current Location

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

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

Single Family Residence

Warehouse

Retail

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 Description Room Features Room Level Main

ROOM INFO 2

Room Type Other - See Remarks
Room 0ROOM_TYPE_1

Description Room Features Room Level

ROOM INFO 3

Room Type Other - See Remarks

Room
Description
Room Features

Room Level Second

ROOM INFO 4

Room Type Lobby

Room Description Room Features Room Level Main

ROOM INFO 5

Room Type Other - See Remarks

Room Description Room Features Room Level Basement

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ROOM INFO 6 Room Type Basemnt Storage Room Level Basement Room Description **Room Features ROOM INFO 7** Room Type Kitchen Room Level Main Room Description **Room Features ROOM INFO 8** Room Level Main Room Type Bathroom Room Description **Room Features ROOM INFO 9** Room Level Main Room Type Bathroom Room Description **Room Features INCLUSIONS AND EXCLUSIONS** Inclusions None **Exclusions** Tenants' personal property Equipment & Fixtures Included No **Excluded Buyers** No Ofc/Agt Exicuded from Showing No **Disclosures** No **OWNERSHIP AND ANNUAL EXPENSES** Owner of Record WYOMING FINANCIAL PROPERTIES, INC. **Second Owner of Record Property Rights County Tax ID** R0010066 Fee Simple **Legal Description** A PARCEL IN THE SE/4SE/4 OF SEC. 31 Tax Year 2021 AKA LOT 82 R.S. T53 R101 BEG 450' W. OF THE NE COR, THENCE S. 181.5', W. 241.5' N. 181.5', E. 245' TO POB (MF53 -100) DESC. FOR ASSESSMENT PURPOSES ONLY B A Taxed w/Other Land **Total Tax \$** \$4.241.48 No **Irrigation Company** City of Cody - Raw Water Irrigation Yes Irrigation Fees \$ \$0 Personal Property Tax \$ \$0.00 Personal Property Tax Year 0 OTHER BUILDING INFORMATION **Type of Other Structures SHOWING INSTRUCTIONS** Directions to Property West on Allen Ave property is on South side look Lockbox No for sign. **Agent Instructions** 24 hour notice please Occupancy Tenant **UTILITY INFORMATION Electric Company** Natural Gas Company Black Hills Energy City **Primary Water Provider** TITLE COMPANY INFORMATION Earnest Money To Title Company **Title Company** Sovereign State **INTERNET & MEDIA INFO VOW Include** No Internet Yes **Display Address** No Allow AVM No **Allow Comments** Unbranded Virtual Tour Unbranded Virtual Tour No **Listing Syndication Link** SOLD/CLOSING **COMP Only Accepted Contract Date** No

SOLD/CLOSING

Closing Date
Sold Price

Concession Amount

1031

Cumulative DOMLS 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

Sold Price Per SQFT

Due to Nondisclr of Sales Price

Concessions Desc

Days On MLS

Financing

Off Market Days

Photo TimeStamp

Status Date

Update Date 9/26/2024 3:33 PM

8/26/2022 8:31 AM

9/24/2024

ADDITIONAL PICTURES



































