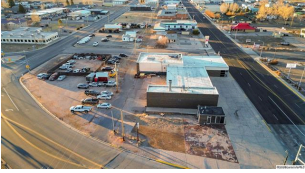


05/12/2026 01:44 PM

amber@laramieriverrealty.com



Address: 1569 N 3rd St Unit #
 Laramie WY 82072

I Listing Price: \$175,000
MLS #: 260009

Type: Commercial

H Status/Cont: ACT / None
M MLS Area: North-West Laramie

Description **Located on the corner of N 3rd Street and Reynolds Street, this commercial property offers excellent visibility in an established area of Laramie. The site features an approximately 368 square foot building situated on a 7,434 square foot lot, providing a range of possibilities for future use or redevelopment. The corner lot configuration allows for multiple access points and strong street presence. The generous lot size relative to the building footprint may appeal to buyers seeking flexibility for parking, outdoor use, or expansion, subject to local zoning and approvals. This property presents an opportunity for owner-users or investors looking for a small commercial structure on a prominent corner location. Buyer to verify zoning, permitted uses, square footage, and all property details to their satisfaction.**

Comments

Commercial Information

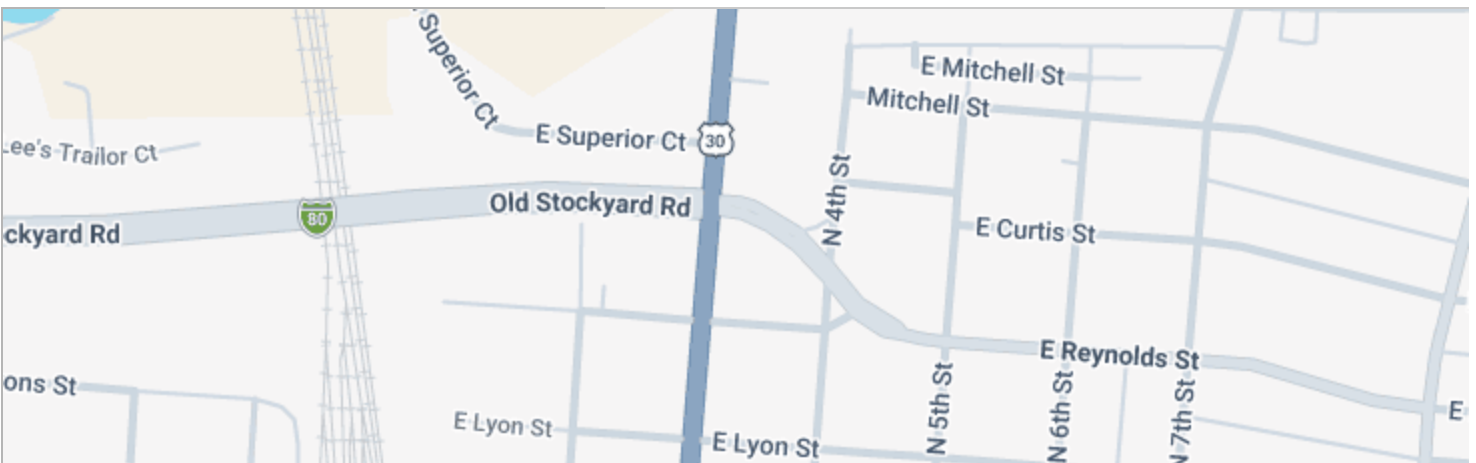
Price per Sq Ft		Building for Sale	Yes
Business for Sale	No	Year Built	1970
New Construction	No	Rent As Is	No
Trade/Exchange	No	Occupancy	Vacant
Inventory Included	No	Stories	1
Fixed Equip Incl	No	Ceiling Height	
Space for Lease		Building Sq Ft	368
Parking Capacity	1 - 5	Sq Ft Main	368
Overhead Door Height	0	Land Sq Ft	7,434
Elevator	No	Rental Per Sq Ft, Net	
Sprinkler		Rental Per Sq Ft, Gross	
Operating Expense		Permits Required	
Vacancy/Loss		Environmental Documents	
		Soil Test	

Features

BUILDING DESCRIPTION	1 Story
FLOOR CONSTRUCTION	Concrete
FUEL TYPE	Natural Gas
HEAT TYPE	Baseboard, Electric
EXTERIOR	Brick
ROOF TYPE	Membrane
MISCELLANEOUS	Store Front
WALL CONSTRUCTION	Block
UTILITIES ONSITE	Electric, Gas, Water, Sewer
SEWER	City Sewer
WATER SUPPLY	Water-City

SALE/LEASE INCLUDES **Building, Land**

Map



Property Information

Acres	0.170000	Total Taxes	657
Lot Size	7434	Tax Year	2025
Frontage Ft		Assessments	
Depth Ft		Flood Plain	Not Verified
School District	Slade		
Possession	Close		
Terms			
Assessed Value			

Property Features

DOCUMENTS ON FILE	Lead Paint Disclosure, Sellers Disclosure
FRONTAGE/ACCESS LOCATION	Corner Lot, City Street Industrial Area
LOT DESCRIPTION	Corner Lot
ZONING	Limited Business

Legal Description **DOWNEY B 38 L 4&5 LESS POR TO CITY**

Notes:

Empty box for notes.

Additional Photos

