



BUILDING FOR SALE.



312 S FEDERAL BLVD - \$225,000

This 5,632 sq. ft. commercial retail building offers high visibility and excellent business exposure. Featuring a new parking pad and the flexibility to be divided into three separate units, each with its own furnace and restroom, this property is ideal for investors or business owners looking for multiple income opportunities. Recent upgrades include a newer roof with heated gutter cords, ensuring durability and protection year-round. A security system is in place and can stay with the building. Additionally, the space includes a salon chair and sink, making it perfect for a beauty business or rental opportunity. With forced air gas heat and numerous modern updates, this property is move-in ready. Priced at \$225,000, this is an incredible opportunity to own a versatile commercial space in a prime location. Call Spencer at (307) 851-6885 for a showing today!



804 W Main St
(307) 856-4663



Spencer D. Piplica
Sales Associate
307-851-6885



FEATURES:

Retail building

Business opportunity

Built 1939

Office sq ft 5,632

Retail frontage

Highway access

High visibility

Forced air natural gas heat

Evaporative roof

Membrane roof

Security system

Restrooms

Salon area

Wood frame

Concrete block, frame-lap

& wood siding

Concrete foundation

Paved lot

Off-street parking

City water & sewer

115V & 220V Electricity

2024 Taxes: \$1,438

