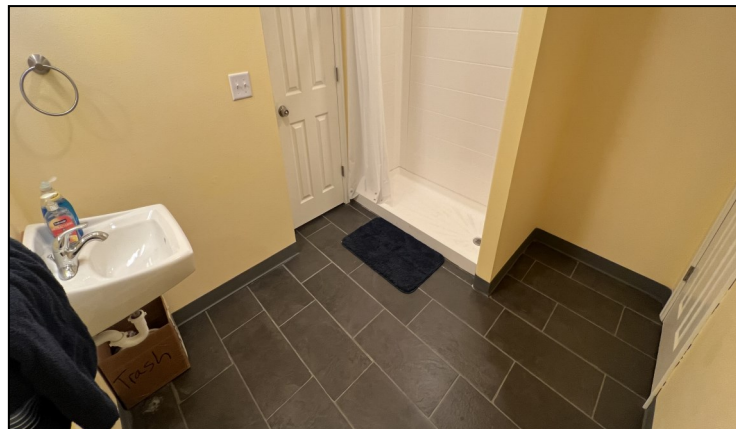


- HMM Outdoors -

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| <ul style="list-style-type: none"> • Square Feet: 8,880 • Income: \$3,200/month • Lease Beginning: 2018 • Bathrooms: 2 • Kitchen: Yes • Flooring: Concrete, Tile, Vinyl • Taxes: \$9,332 Entire Building • Tax Year: 2024 • Year Built: 1963 • Exterior: Frame-Lap + Steel • Foundation: Concrete | <ul style="list-style-type: none"> • Roof: Metal - New In 2018 • Heating: Forced Air Gas - New in 2019 + Overhead Shop Heaters • Cooling: Central Air • Water: City Service • Sewer: City Service • Garage: 1-14' Door • Doors: Multiple front doors for Many Configurations • Security System: At Tenants Cost • Parking: 30 Spots : Shared • Utility Cost:
HPP: Avg \$ BHE: Avg \$ |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



- THE TRIO ON MAIN -



1720 Main St Lander, WY 82520

Offered at \$1,300,000



Skye Coleman-Weisz
Responsible Broker/Owner
307-851-0021



- Shirts & More -

<ul style="list-style-type: none"> • Square Feet: 4,500 • Income: \$2,500/month • Lease Beginning: 2019 • Bathrooms: 2 • Kitchen: Has as full Break Room • Flooring: Concrete, Carpet, Vinyl • Taxes: \$9,332 Entire Building • Tax Year: 2024 • Year Built: 1963 • Exterior: Frame-Lap + Steel • Foundation: Concrete 	<ul style="list-style-type: none"> • Roof: Metal - New In 2018 • Heating: Forced Air Gas - New in 2019 • Cooling: Central Air • Water: City Service • Sewer: City Service • Doors: Multiple front doors for Multiple configurations. • Security System: At Tenant Cost • Parking: 30 Spots : Shared • Utility Cost: HPP: Avg \$ BHE: Avg \$
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- Back Country Cobblers -

<ul style="list-style-type: none"> • Square Feet: 1,800 • Income: \$750/month • Lease Beginning: 2000 • Bathrooms: 1-Shared with HMH Outdoors • Kitchen: none in this space • Flooring: Concrete, Carpet, Vinyl • 	<p>Doors: 1 Front door on this space. Has a back door for bringing in equipment if needed.</p> <p>Tenant is currently on a Month-Month Lease but has expressed interest on staying.</p> <p>Income:Currently the whole Building is bringing in \$6,450/month.</p> <p>Cap Rate: 6.5%</p>
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