



Photo Source: Google Maps

Available For Sale | \$593,750
1,770 SF Professional Office Building

8 74 MAIN STREET

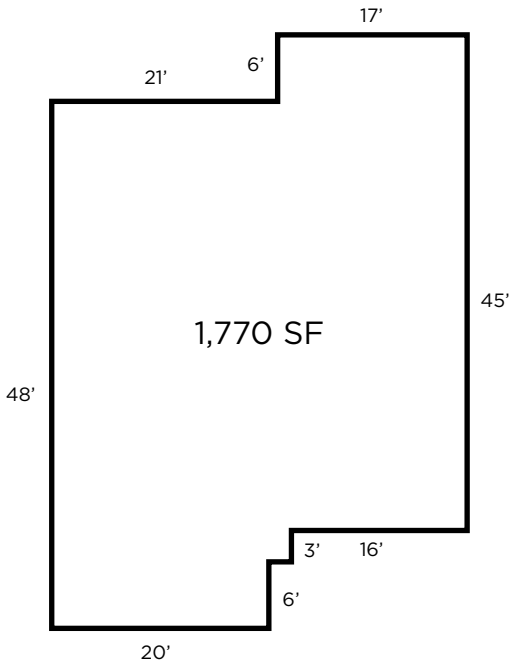
Evanston, WY 82930

This prime location offers a unique opportunity for your business to thrive in the heart of Evanston. Situated in a bustling area, this property is perfect for attracting foot traffic and ensuring visibility. Nestled in the vibrant downtown area, this property is surrounded by local businesses, restaurants and community amenities, making it a convenient and attractive spot. ***Showings by appointment only; do not disturb current operation.***

FEATURES

Building Size	1,770 SF
Drive-Thru	Yes
Site Size	0.17 Acres (748 Main Street) 0.05 Acres (119 8th Street) 0.07 Acres (749 Front Street) 0.29 Acres
Year Built	1977
Additions	1980 / 1983
Parking	16 Spaces (On Site) + Street
Zoning	RB-E (Regional Business—Established)

FLOOR PLAN



ABOUT EVANSTON, WY

Just 90 minutes along I-80 from downtown Salt Lake City (SLC), and 1 hour from the epicenter of the High Uintas Wilderness, Southwest Wyoming's location is only part of what makes us wired for growth. From its rich history as the settlers of the Bridger Valley, to its role in establishing the Transcontinental Railroad, which still crowns downtown in the form of the Evanston Historic Roundhouse and Railyards, Evanston exemplifies the past, present, and future of the great Wyoming spirit. With a commitment to preserving access to the outdoors as a means of enhancing quality of life, and dedication to business friendly policies.

5,431
1 Mile Population

13,485
3 Mile Population

98,505
60 Mile Population

Location, Location, Location

Historically, every major route to the West passed through Uinta and Lincoln counties, including the Oregon and California Trails. Today it is called I-80, which cuts straight through downtown Evanston and can take you to downtown SLC in 90 minutes. The proximity to the Wasatch Front provides access to one of America's fastest growing metros balanced with a strong quality of life.

Business Friendly

No corporate income tax, no personal income tax, no inventory tax, no tax on goods-in-transit or made for out-of-state sale. Property and sales taxes are among the lowest in the nation and commercial property rates and utility costs are far below national average. Real estate is affordable, with plenty of room to build, and competitive land prices. 13 Uinta and South Lincoln Counties April 2019 Target Industry Implementation Plan.

Outdoor Recreation & Tourism

Evanston is both a destination and gateway to the splendor of the natural wonders of the region. Assets such as the High Uintas Wilderness, Flaming Gorge, the Green River, Bear Lake, the Hams Fork River, and Bear River State Park with the Bear River Greenway & Rio Oso bike trails providing a solid network to build upon. Evanston also has world class heritage tourism assets, such as Fort Bridger Historic Site, with its Mountain Man Rendezvous Festival, Fossil Butte National Monument- one of the world's largest and best-preserved fossil deposits, plus the Evanston Historic Roundhouse and Railyards with its rich and meticulously preserved rail history.

Downtown Evanston

Downtown Evanston, a nationally acclaimed historic Main Street, and its traditional walkable core, is primed to become a destination for visitors, as well as a hub for those living and working in the Wasatch Front. Evanston's dedication to historic preservation and the revitalization of its downtown-particularly that of the Evanston Historic Roundhouse and Railyards has earned it a semifinalist nod for a prestigious national award from the National Main Street Center.

Source: evanstonwy.com

For more information, please contact:

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