



425 N BROADWAY AVE
RIVERTON, WY 82501

\$1,575,000

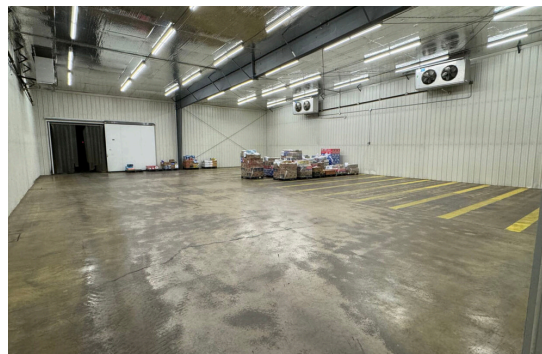
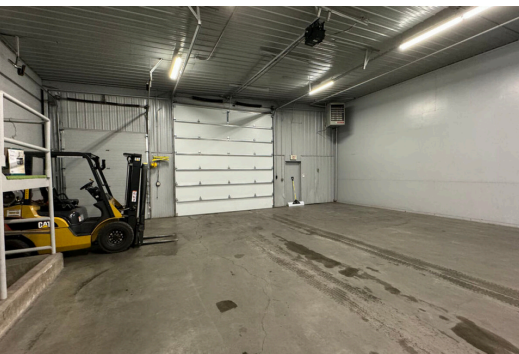


PRICED BELOW THE MOST RECENT APPRAISED VALUE!

PROPERTY FEATURES *at a glance*

- CENTRAL LOCATION
- LOADING DOCK
- MULTIPLE WAREHOUSES
- HEATED STORAGE
- OFFICE SPACE
- LIVING QUARTERS
- TAXES: \$8,769 IN 2023
- BUILT IN 1978

THIS BUILDING IS ON A 1.67-ACRE LOT & HAS 50+ PARKING SPACES!



If you're looking for a new home for your business, look no further! With more than 22,000 sq. ft. of space, there are endless possibilities for growing and expanding your business. There are multiple warehouses, including more than 17,000 sq. ft. of refrigerated warehouse space and a 3,600 sq. ft. heated storage area. The building comes complete with office space, including two offices, a reception area, and an employee break room. There are two restrooms for customers and employees, too.

Upstairs is a 1,200 sq. ft. apartment with a living room, kitchen, two bedrooms, a laundry area, and a bathroom. The apartment can be accessed from the inside or the private entrance that leads to the large paved parking lot. If you don't need the apartment for living space, you could use it for additional office space or storage. Alternatively, you could rent the space out and earn added monthly income.

With features like a loading dock, 14-foot overhead door, and 16-foot ceilings, this building is purpose-built for commercial activities involving machinery. Call Suzie today to learn more about this fantastic commercial property!



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