

TURNKEY GAS STATION & C-STORE

BUSINESS & REAL ESTATE SALE

2490 N. Main St., Sheridan, WY 82801



NEWMARK
MW MOUNTAIN WEST

EXCLUSIVELY LISTED BY:

JOE COOLEY
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FULL SERVICE
COMMERCIAL REAL ESTATE
312 East South Temple
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INVESTMENT SUMMARY

- Business & Real Estate Sale of a Gas Station, C-Store & Restaurant
- Turnkey: Ready for Immediate Re-Opening
- Only 2 Hours From Both Casper, WY & Billings, MT
- Unbranded Fuel Opportunity on Main Street – No Supplier Contract
- Combined Daily Traffic Counts of 6,776
- Recently renovated in 2023/2024



PURCHASE PRICE

\$1,900,000



GROSS LEASABLE AREA

3,214 SF



LAND SIZE

0.78 Acres



TANK CAPACITY

8,000
7,000
15,000



OF PUMPS

4



YEAR BUILT

1999, Remodeled
2023/2024



FUEL SUPPLIER INFO

None

UNDERGROUND STORAGE TANK INFO

3 Storage Tanks made of Steel with Corrosion-Protection Installed in 2004

PROPERTY SUMMARY

LOCATION:

located on intersection of Main Street and Kooi Street

LAND AREA:

Consists of 0.78 Acres

BUILDING AREA:

The subject property consists of 1 retail building approximately 3,214 SF of gross leasable area.

YEAR BUILT:

1999, Renovated 2023 & 2024

FRONTAGE & ACCESS:

The subject property has wrap-around access points (ingress/egress) on Main Street and Kooi Street

TRAFFIC COUNTS:

Main Street – 6,538 ADT

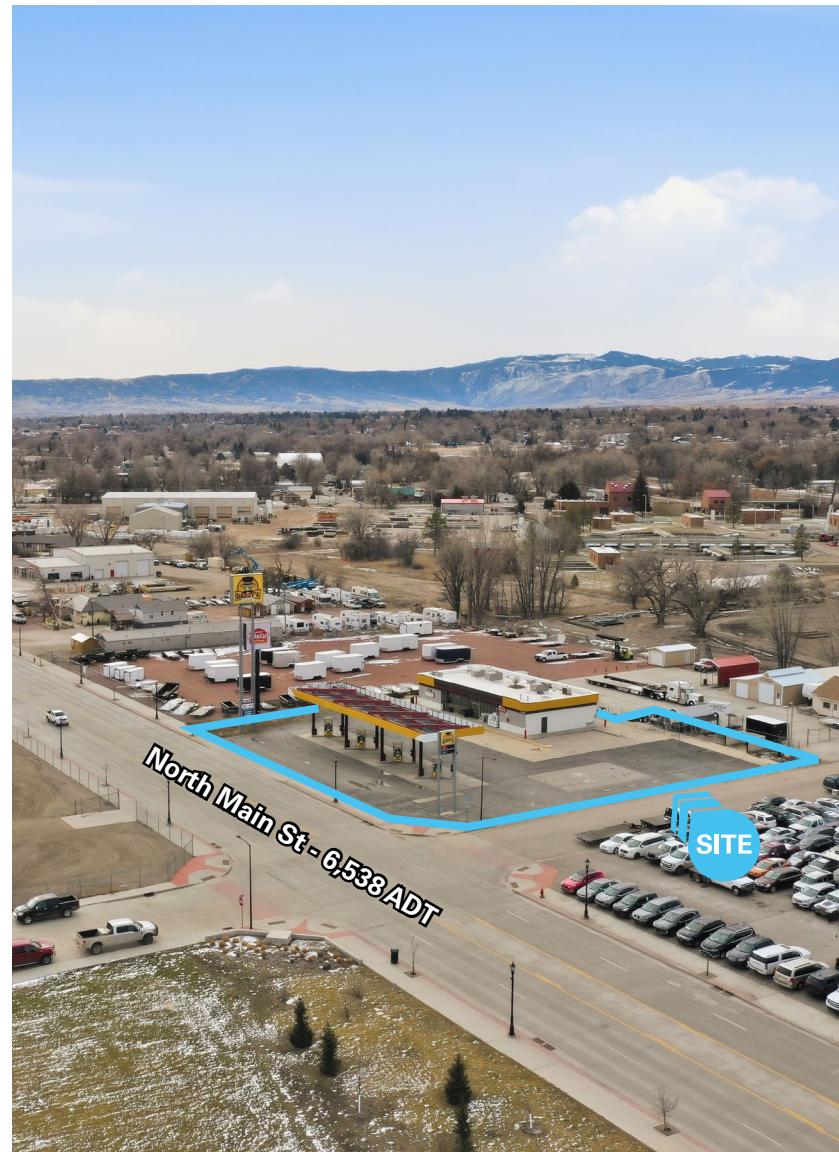
Kooi Street – 238 ADT

ZONING:

B1 (Business)

LAND OVERVIEW

APN #	ACRES	SF
03-5684-15-4-21-005-25	0.78	33,977





PROPERTY PHOTOS



04

Newmark Mountain West | Turnkey Gas Station & C-Store

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

NEARBY RETAILERS



05

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LOCATION MAP

Parkman

Ranchester

Dayton

14

Sheridan

90

87

14

Big Horn

SITE

06

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2025 DEMOGRAPHICS

SHERIDAN

EST. POPULATION		33,083
2030 PROJ. POPULATION		34,344
EST. HOUSEHOLDS		14,612
EST. AVERAGE HOUSEHOLD INCOME		\$98,723
EST. MEDIAN HOUSEHOLD INCOME		\$73,255

Located halfway between Yellowstone National Park and Mount Rushmore National Memorial, Sheridan is the economic center for a large area spanning three counties in north-central Wyoming and southern Montana. The city has a relatively diversified service economy, making it an attractive location for businesses, residents and visitors. Sheridan is located at the base of the Bighorn Mountains, giving residents and visitors immediate access to hiking, camping, hunting and skiing. The city has maintained its small-town feel with authentic Western cowboy culture, while offering modern amenities and a high quality of life. Due to its lower elevation, Sheridan experiences a milder climate than most of the state, truly making Sheridan the "coolest small town" in Wyoming.



Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



29,000+
TRANSACTIONS COMPLETED



317.1+
MILLION
SF TRANSACTED



\$35.8+
BILLION
TRANSACTIONS COMPLETED



67K
ACRES TRANSACTED



\$12.8+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 2490 N. Main St., Sheridan, WY 82801. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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