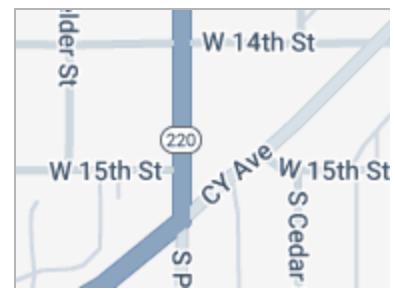


ALL FIELDS DETAIL



Status	ACTIVE	# of Buildings	1
MLS #	20244815	Total Sq Ft	3000
Class	COMMERCIAL	Office Sq Ft	3000
	LEASE	Lot Size	8709
Type	Building	Zoning	COMMERCIAL
Address	1445 S Poplar	Handicap Access	No
Lease Price	\$4,250	Restrooms	Yes
Lease Term	Annual		
Lease Price per SqFt			
Area	CASPER WEST		
City	Casper		
State	WY		
Zip	82601		
County	Natrona		



GENERAL

Listing Agent	CJ Lovato - Cell: 307-259 -5958	Listing Office 1	Zest - Main: 307-224-9479
List Team		Listing Agent 2	Keaton Lovato-Hegdahl - Cell: 307-258-5222
Listing Office 2	Zest - Main: 307-224-9479	Listing Agent 3	
Listing Office 3		IDX Include	Y
Allow Display on Internet	Yes	IDX/VOW Display Listing Address on Internet	Yes
IDX/VOW Display Listing Comments on Internet	Yes	IDX/VOW Display Automated Estimate on Internet	Yes
1031 Exchange Legal	CASPER BLK 166 LOT 5 W 50 EXC PT W1/2 TO CITY ST COMMERCIAL and CASPER BLK 166 LOT 4 EXC SWLY CORNER	Subdivision	CASPER
Cross Street	CY	APN #	
Parking (Y/N)	Yes		
Off-Street Parking	Yes		
Handicap		Number of Acres	0.0628
Associated Document Count	0	# of Parking	14
Original Price	\$4,500	Paving Sq Ft	
Agent Hit Count	64	Listing Photo Modification	
Lease Price	\$4,250	Search By Map	
Geocode Quality	Exact Match	Client Hit Count	0
		Picture Count	20
		For Lease	For Lease

BUILDING AMENITIES

# of Units	1	Year Built	1961
Retail Sq Ft		Basement Sq Ft	
Foundation Sq Ft		Heated Warehouse (Y/N)	No
Heated Warehouse Sq Ft		Unheated Warehouse (Y/N)	No
Unheated Warehouse Sq Ft		Street Frontage (Y/N)	Yes
Security System (Y/N)	No	Sprinkler System (Y/N)	No
Crane	No	Dock	No
Elevator	No		

FEATURES

COOLING	EXTERIOR	HEATING	WATER
Central Air	Brick	Forced Air Gas	City
CONSTRUCTION	Other	OVERHEAD DOORS	UTILITIES
Brick		None	Other
Other		ROOF	CEILING HEIGHT
CRANE	Paved Lot	Metal	Other
None		SEWER	GREASE TRAP
ELECTRIC	Concrete	City	No
City	GAS	Natural Gas	
		UNDER GROUND SPRINKLER	
		None	

The selected view does not have a layout for the current listing's class. **
** Please refer to Paragon Help for more information on setting up a class for custom views.

LEASE/UNIT INFO

Lease Option (Y/N)	Yes	Lessor
Lease Type		Lease Rate per month 4,500.00
Lease Rate per sq ft		Lease Terms
Lease Transfer (Y/N)	No	Unit 1 Lease Type
Unit 1 Lease Expiration		Unit 1 Rent
Unit 1 Sq Ft		Unit 1 Tenant
Unit 1 Unit #		

UTILITY COSTS

Util. Cost

OWNER & SHOWING INSTRUCTIONS

Owners Name	Jefferson Heights LLC	Additional Owner Name
Owners Phone		Occupant Name
Occupant Phone		To Show
Lockbox Location		Directions Call or Text 1st and Go
Showing Instructions	Call CJ Lovato for code	

FINANCIAL

Taxes	Tax Year
Flood Insurance	Financial Options
Available for Rent	Possession
Terms	Covenants Current
Annual Water Expense	Annual Insurance Expense
Annual Gas Expense	Annual Supplies Expense
Annual Electricity Exp	Annual Management Fees
Annual Trash Expense	Annual Misc Expense
Annual Taxes Expense	Total Annual Expenses

AGENT CONFIDENTIAL REMARKS

Agt Rem

DATE FIELDS

Lease Listing Date	10/1/2024	Input Date	9/24/2024 12:45 PM	Input Date	9/24/2024 12:45 PM
Status Date	9/27/2024	Price Date	11/1/2024	HotSheet Date	11/1/2024
Update Date	11/1/2024 12:22 PM	Update Date	11/1/2024	Days On Market	125
Days On MLS	132	Off Market Date			

SOLD STATUS

Contract Date	Closing Date
How Sold	Sold Price
Selling Agent 1	Selling Office 1
Selling Agent 2	Selling Office 2
Buyer Improvements Dscrp	Buyer Imprmnts Am
Leased Date	Leased Rate Per Month
Leased Rate per sq ft	Leased Term
Leased Type	
Selling Remarks	

PROPERTY DESCRIPTION

Property Description Unlock the potential of this prime, turn-key commercial property! Situated at a high-traffic corner in one of Casper's busiest intersections, this location offers exceptional visibility for your business or tenants. Recently renovated, the building boasts brand new flooring, fresh paint, updated electrical systems, newer windows, dual furnaces, and central air. With 10 spacious office suites and 14 off-street parking spots—including your own private lot—this property is ready to generate impressive returns!

ADDITIONAL PICTURES

The selected view does not have a layout for the current listing's class.
 Please refer to Paragon Help for more information on setting up a class for custom views.



DISCLAIMER

This information is deemed reliable, but not guaranteed.

The selected view does not have a layout for the current listing's class.
 Please refer to Paragon Help for more information on setting up a class for custom views.