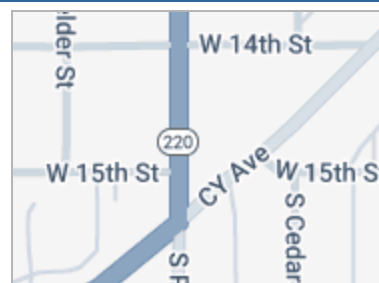


ALL FIELDS DETAIL



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	Number of Acres	0.0628
Off-Street Parking	Yes	# of Parking	14
Handicap		Paving Sq Ft	
Associated Document Count	0	Listing Photo Modification	
Original Price	\$4,500	Search By Map	
Agent Hit Count	64	Client Hit Count	0
Lease Price	\$4,250	Picture Count	20
Geocode Quality	Exact Match	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	SITE	None	Other
Other	Paved Lot	ROOF	CEILING HEIGHT
CRANE	FOUNDATION	Metal	Other
None	Concrete	SEWER	GREASE TRAP
ELECTRIC	GAS	City	No
City	Natural Gas	UNDER GROUND SPRINKLER	
		None	

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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	Call or Text 1st and Go
Lockbox Location		Directions	
Showing Instructions	Call CJ Lovato for code		

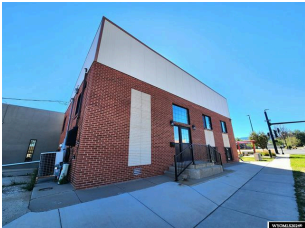
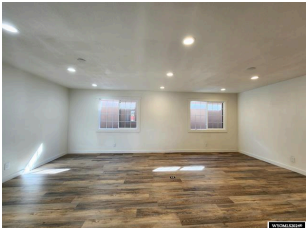
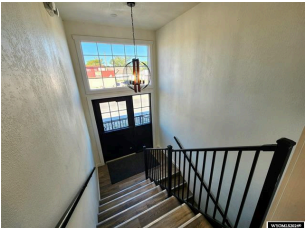
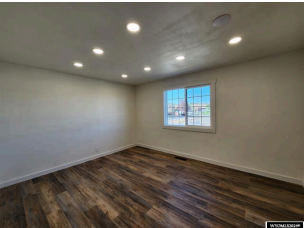
FINANCIAL			
Taxes		Tax Year	
Flood Insurance		Financial Options	
Available for Rent		Possession	
Terms		Covenants	Current
Annual Water Expense		Annual Insurance Expense	
Annual Gas Expense		Annual Supplies Expense	
Annual Electricity Exp		Annual Management Fees	
Annual Trash Expense		Annual Misc Expense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

AGENT CONFIDENTIAL REMARKS	
Agt Rem	

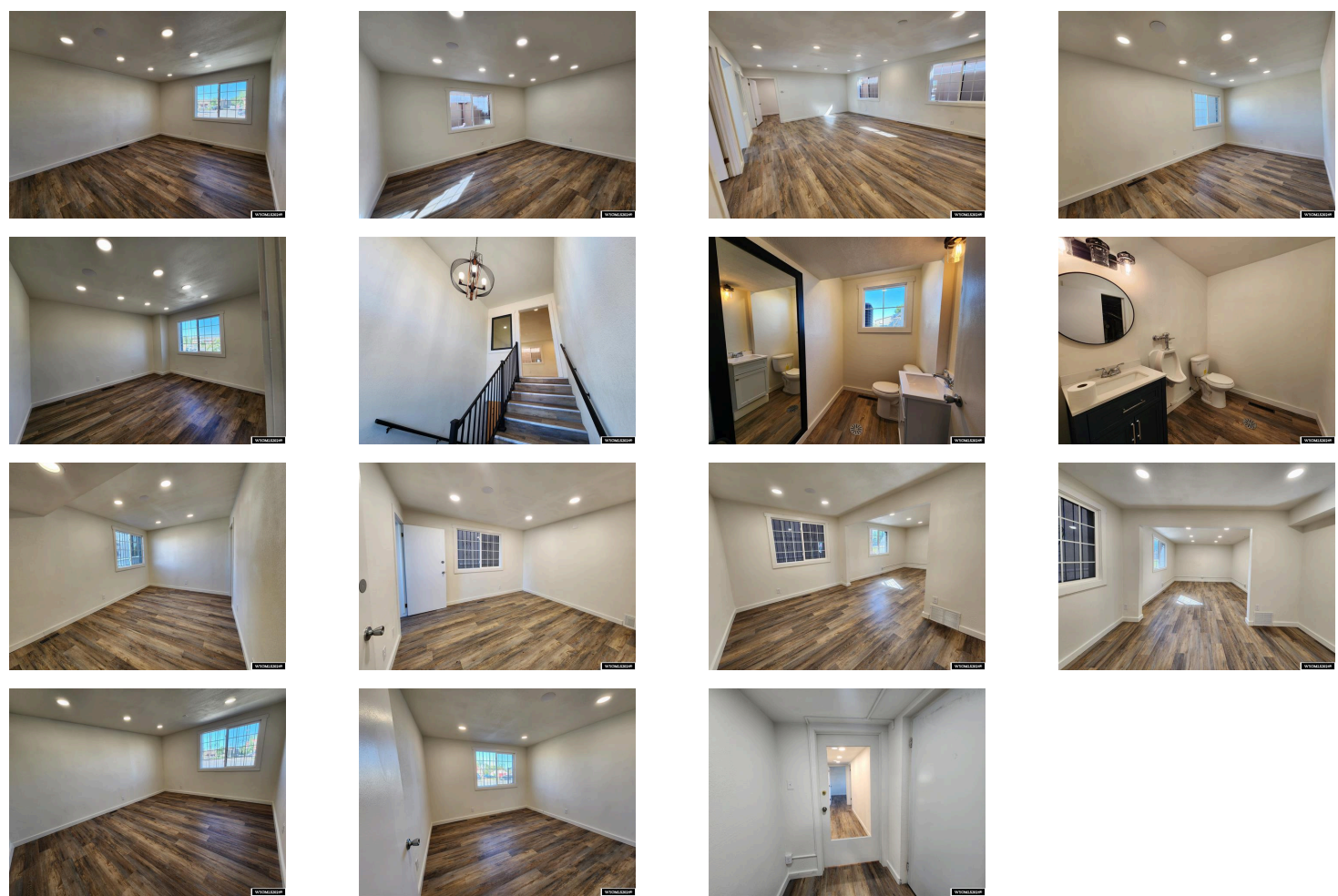
DATE FIELDS					
Lease Listing Date	10/1/2024	Input Date	9/24/2024 12:45 PM	Input Date	9/24/2024 12:45 PM
Status Date	9/27/2024	Price Date	11/1/2024	HotSheet Date	11/1/2024
Update Date	11/1/2024 12:22 PM	Update Date	11/1/2024	Days On Market	125
Days On MLS	132	Off Market Date			

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 Imprvmnts 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			
			

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DISCLAIMER

This information is deemed reliable, but not guaranteed.

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