



3,240 Sq. Ft. Office Building

333 S. Beech Street, Casper, Wyoming 82601



OFFERING MEMORANDUM

BROKERone
REAL ESTATE

EXECUTIVE SUMMARY

CASPER COMMERCIAL BUILDING

BrokerOne Real Estate is pleased to offer for sale the commercial building located at 333 S. Beech Street. The subject was originally constructed in 1920 as a single family, elevated ranch-style residence. Historically, it's been utilized as a mortuary, a plumbing shop, an upscale ladies clothing store and a real estate office. The current use is the local office for a national non-profit agency. The total size of the main floor of the building is 3,240 sq.ft. The original structure is 2,360 sq.ft. and is masonry and wood construction built over a 3/4 basement. In 2001, an old alley apartment unit and a 2-car attached garage were demolished, and an 880 sq.ft. addition was built onto the east side of the main building. Additionally, there is a partial lower-level of 1,500 finished sq.ft. The site is nearly level and nicely landscaped with 2,500 sq.ft. of grass, shrubs and mature trees.



SALE HIGHLIGHTS

- Stand-Alone Office Building
- Outstanding Visibility
- Access from Multiple Points of Entry
- High Traffic Location
- Ample Lighted Parking for 9 Vehicles
- Excellent Curb Appeal
- The site benefits from a strong demographic profile with a population of 71,275 residents and an average household income of \$82,027 within a 5-mile radius, assuring an excellent consumer base with significant levels of disposable income.
- Conveniently located in one of the most accessible parts of Casper, the site is just 1.8 miles from I-25 and 1.25 miles from the Central Business District (CBD). This ideal location provides for excellent visibility and high traffic counts and serves as a compelling opportunity for a wide range of commercial enterprises.

PROPERTY FEATURES

CASPER COMMERCIAL BUILDING



PROPERTY HIGHLIGHTS

Building Size: ±3,240* SF

Parcel ID: 33790911802100

Zoning: C2: General Business

Parking Spaces: ±9

Year Built: 1920, Renovated 2003 and 2007

Sale Price: \$399,000.00

* There is also a 1,500 SF finished lower level

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The asset is positioned within Natrona County, Wyoming. Casper serves as the county seat and is the second largest city in the state with a 2018 population of 80,871. Natrona County is a popular destination for residents and employers alike due to Wyoming having no corporate or personal income taxes. Besides allowing business owners to enjoy higher earnings, the lack of an individual income tax contributes to a lower cost of labor in the state. Wyoming has consistently ranked #1 for business-friendly taxation on the Tax Foundation's State Business Tax Climate Index. Population within 5 miles of the subject is 71,275 and the retail trade area within 90 miles, including Rawlins, Douglas, Glenrock and Midwest, is 120,985 (ESRI 2018).

The market for Casper and Central Wyoming is in full recovery mode after two years of depressed activity. Through December 2018, Wyoming's unemployment rate fell to 4.1%, with Casper's individual rate falling to 4.2%.

CASPER UNEMPLOYMENT RATE



COMMUNITY PROFILE

CASPER COMMERCIAL BUILDING

DIVERSE EMPLOYMENT OPPORTUNITIES & EXCELLENT REGIONAL ACCESS

Major employers within the market include Natrona County School District, Wyoming Medical Center, The Industrial Company, Key Energy, Wyoming Machinery Company, McMurry Ready Mix, and many more. Casper's strategic location allows superb access to companies worldwide via enhanced freight routes along I-25, through Wyoming's only International Airport, via superior rail yard, routes and service on BNSF railway, and via unsurpassed telecommunications capabilities, just to name a few. The ability to get goods and services to more markets makes Casper businesses more efficient and more profitable.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Households	2,252	14,113	22,218
Total Population	5,676	33,061	52,247
Average HH Income	\$93,395	\$75,556	\$76,411





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CONTACT

RANDALL S. HALL, CCIM
307.234.2385
rshall@ccim.net

BROKER¹**one**
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