

FOR SALE/LEASE

6,100 SF INDUSTRIAL WAREHOUSE ON 4 AC LAND



3965 County Rd 151, Evanston, WY 82930

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PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL REAL ESTATE SERVICES

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FOR SALE/LEASE

LIST PRICE: \$450,000

LEASE RATE: \$4.92/SF/NNN + \$0.54/SF CAM FEE

(Base Rent \$2,775.50 + \$274.50 CAM FEES)

TOTAL MONTHLY RENT \$3,050

6,100 SF
TOTAL BUILDING SF

4 AC
PROPERTY SIZE

1984
YEAR BUILT

The property sits on a fully fenced 4-acre lot and features a 5,000 SF building footprint with loading dock, gated access, 3 large overhead doors, and office space. There is an extra 1,100 SF of mezzanine space in the warehouse and above the office. Zoned for heavy industrial. Located just outside of Evanston City limits and close proximity to Interstate 80. Salt Lake City, Ut located 1 hour away and Rock Springs, WY located about 45 minutes away.

Seller Financing Available

Seller proposed terms: 15% down, loan balance of \$382,500, 6.5% interest rate, 30yr amortization, 5yr balloon payment, and monthly payments of \$2,417.66.



PROPERTY DETAILS

Address:

3965 County Rd 151,
Evanston, WY 82930

Tax ID Numbers:

013152

Zoning:

INDUSTRIAL

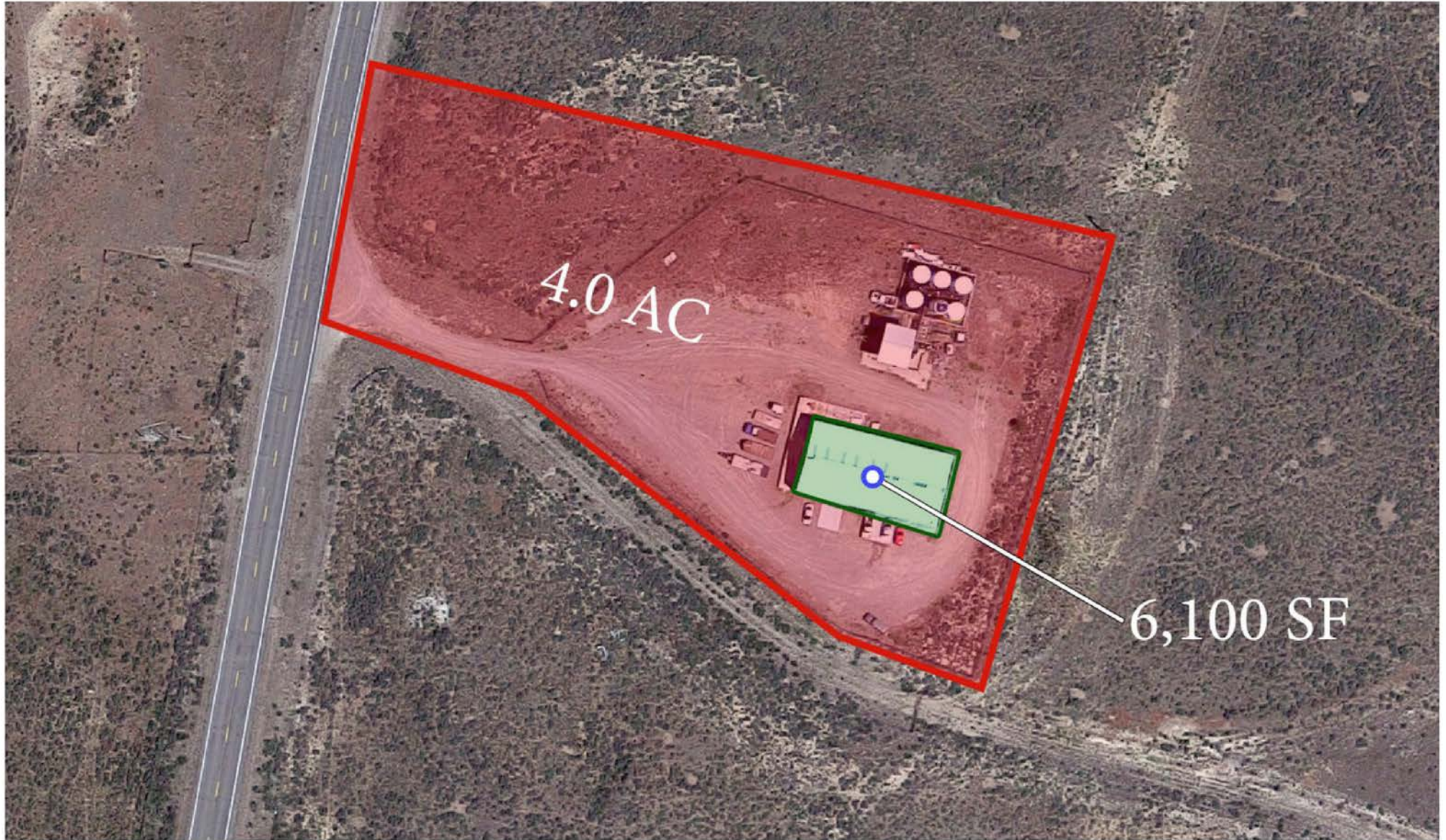
Total Property Taxes

\$900.43/YR

Tax Details

State Corporate Income Tax: 0%
State Personal Income Tax: 0%
State Personal Capital Gains Tax: 0%
State Corporate Capital Gains Tax: 0%
State & County Sales Tax: 5%

AERIAL MAP



AREA MAP

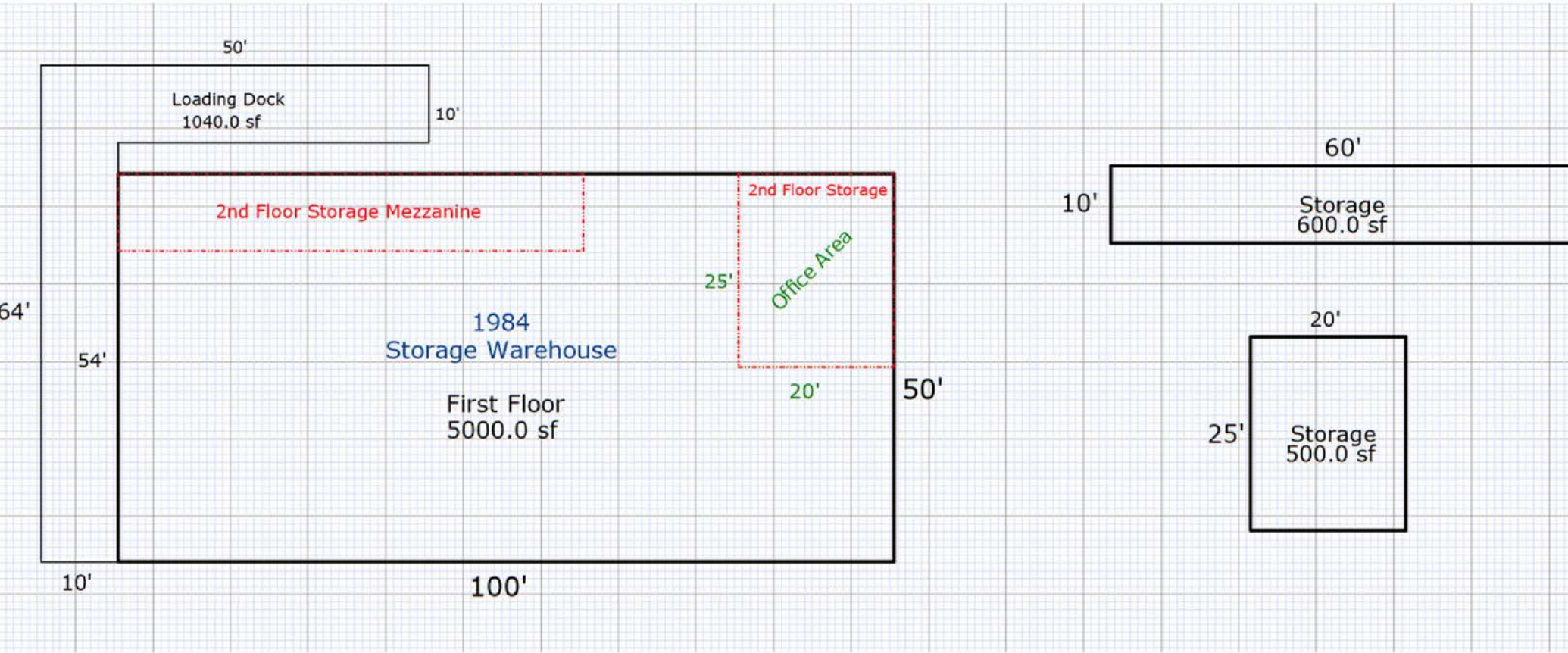


FLOOR PLAN



[Click Here to view Floor Plan/Virtual Tour](#)

FLOOR PLAN



INTERIOR



EXTERIOR



3965 County Rd 151, Evanston, WY 82930



EVANSTON, WY

2.5 Million

Population

100 Mile Radius

Tax-Friendly

Lowest Tax Structure

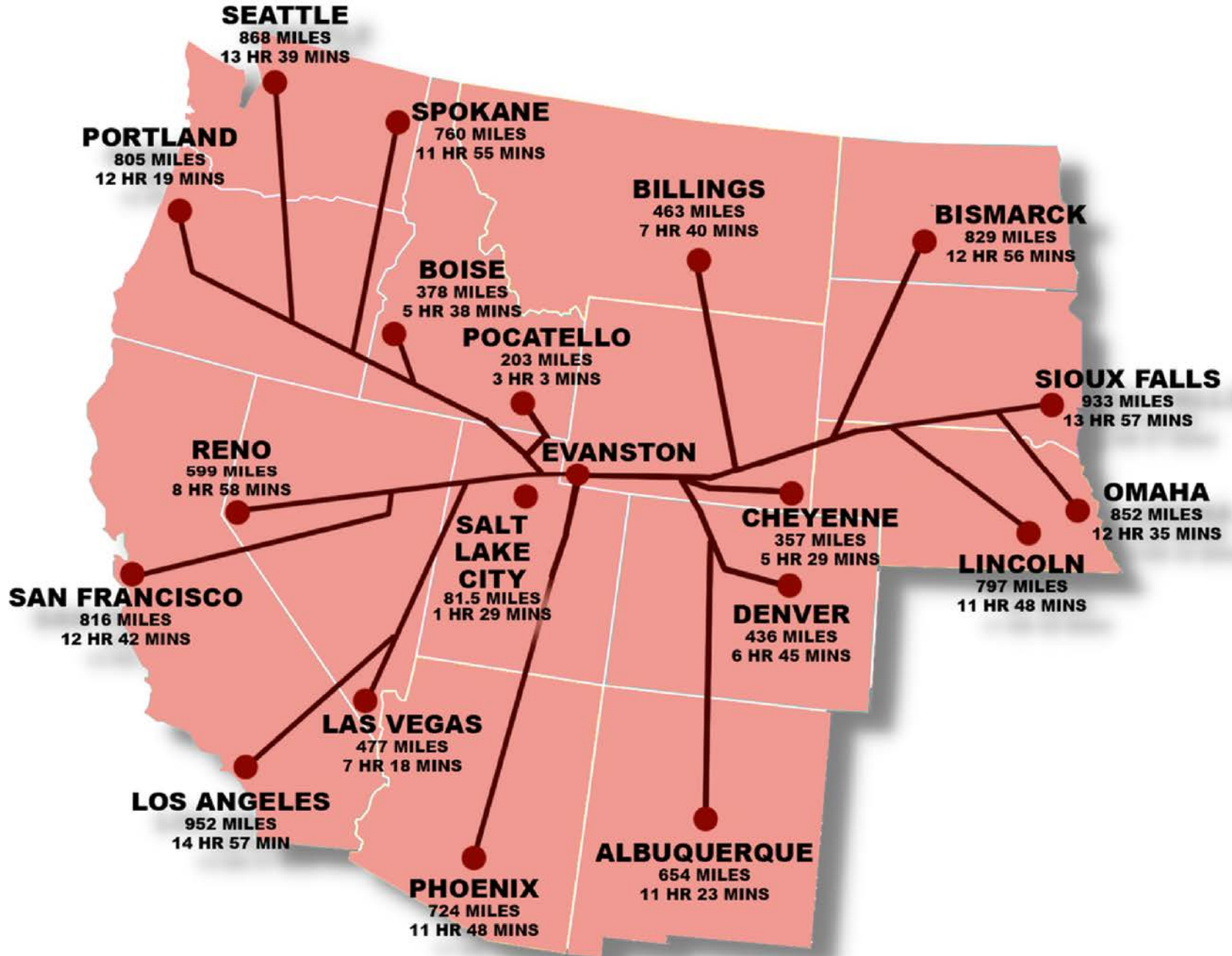
In The Nation

Where nature meets convenience in a tax-friendly environment!

Evanston, WY is a small community located in the southwest corner of the state, bordering Utah, offering a short commute to Salt Lake City and **excellent access to I-80**. It also provides a tax-friendly environment for businesses in Uinta County, with **no corporate or personal income tax, inventory tax, or tax on goods-in-transit**. Wyoming is well-known for its reliable and collaborative business environment.



TRADE AREA MAP



CONFIDENTIALITY & DISCLOSURE

This brochure has been prepared to provide summary, unverified financial and physical information to prospective buyers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Peak Collective Real Estate and KW Commercial have not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Peak Collective Real Estate and KW Commercial have not verified, and will not verify, any of the information contained herein, nor has Peak Collective Real Estate and KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and/or lessees must take appropriate measures to verify all information set forth herein.

Prospective buyers and/or lessees shall be responsible for their costs and expenses of investigating the subject property.

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