

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT



SELLER FINANCING
AVAILABLE

3965

COUNTY RD 151
EVANSTON, WY

6,100 SF INDUSTRIAL WAREHOUSE ON 4 AC LAND

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	3965 County Rd 151 Evanston, WY 82930
Sale Price	\$500,000
Price Per SF	\$81.97/SF
Property Type	Industrial
Building Size	6,100 SF
Land Size	4 AC
Year Built	1984
Zoning	I-E
2023 Taxes	\$900.46
Parcel Number	142006231005

LEASE INFORMATION

Price Per SF	\$5.36/SF/YR
CAM Fees	\$275/MO
Monthly Rent + CAM Fees	\$3,000/MO
Lease Type	NNN



SELLER FINANCING TERMS

Seller financing is available with proposed terms of 10% down, a 7% interest rate, amortized over 30 years with a balloon payment due on 12/15/28 with a possible option to extend.

Monthly payments would be \$2,994.

PROPERTY OVERVIEW

Peak Collective Real Estate with KW Commercial is pleased to present for sale or lease of **3965 County Rd 151** in Evanston, Wyoming.

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.

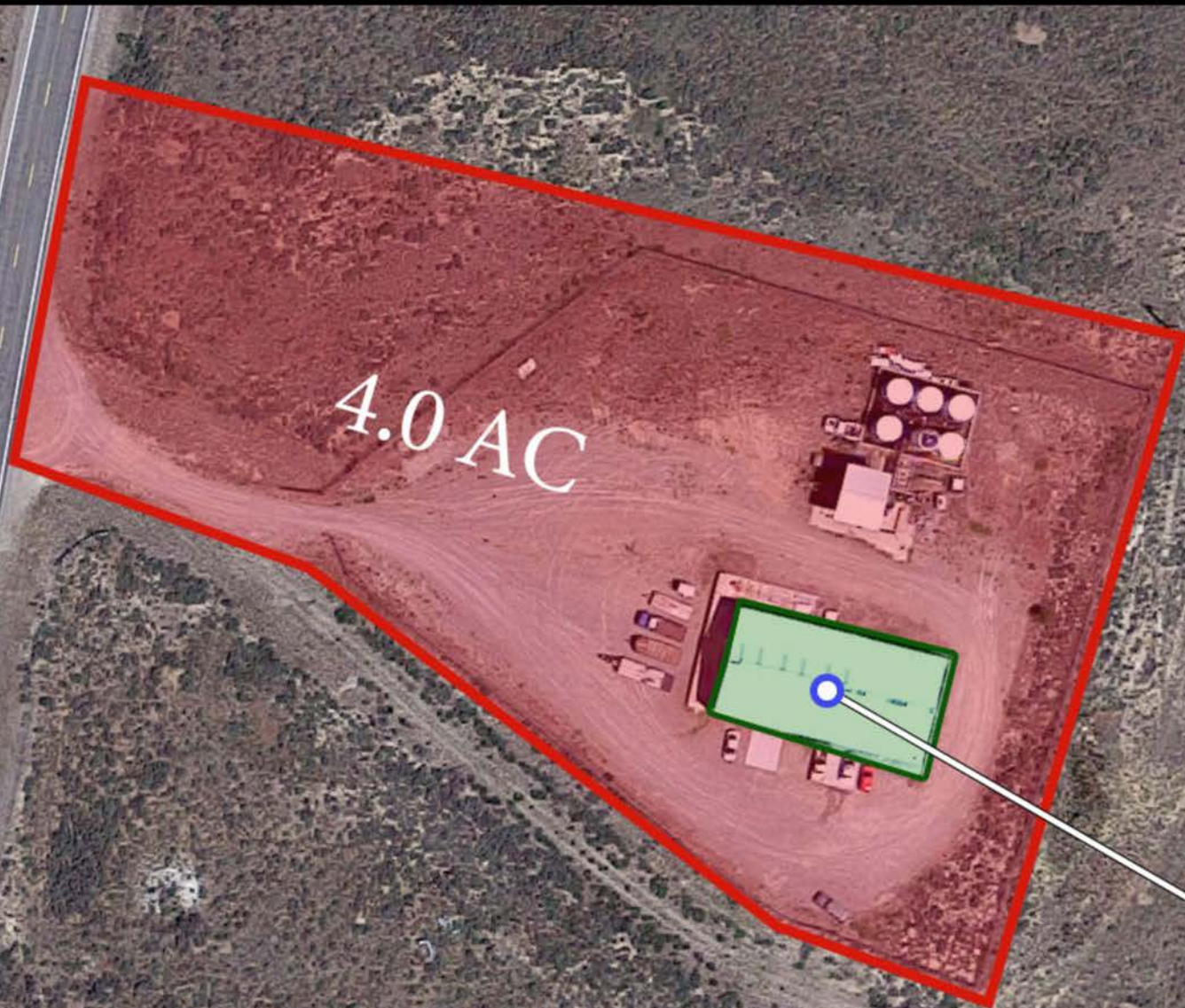
PROPERTY HIGHLIGHTS

- Fully Fenced Lot
- Loading Dock
- 3 Overhead Doors
- Office Space
- 1,100 SF Mezzanine Space



3965

COUNTY RD 151



4.0 AC

6,100 SF

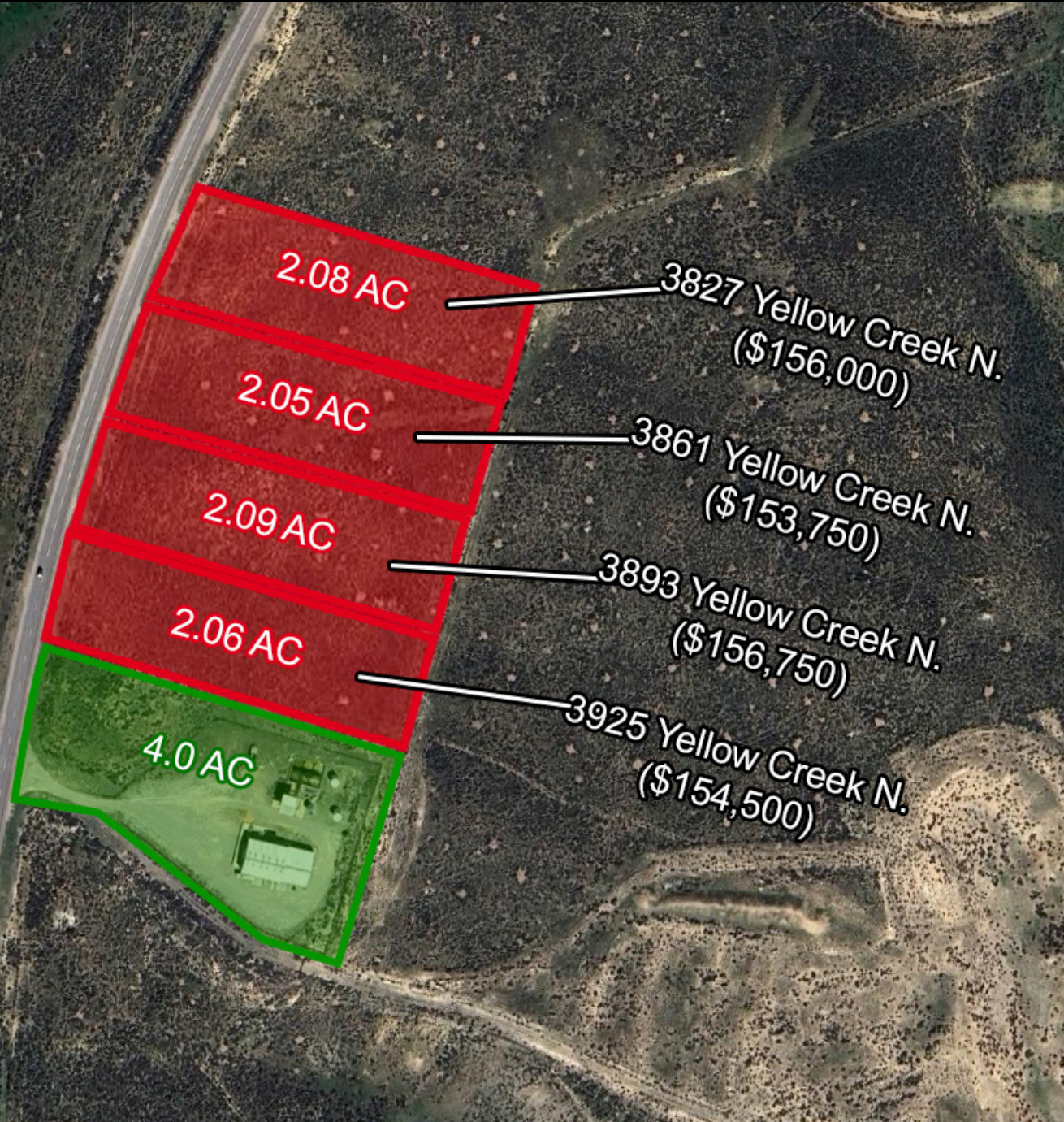
3965

COUNTY RD 151

Are you looking for more space?

Additional parcels are available from a separate seller and are able to be purchased individually or part of a packaged deal.

Seller financing for these separate parcels is available with proposed terms of 20% down, and a 6.5% interest rate amortized over 30 years with a 5-year balloon payment.



3965

COUNTY RD 151

**Downtown
Evanston, WY**



**1-Hour from
Salt Lake City**

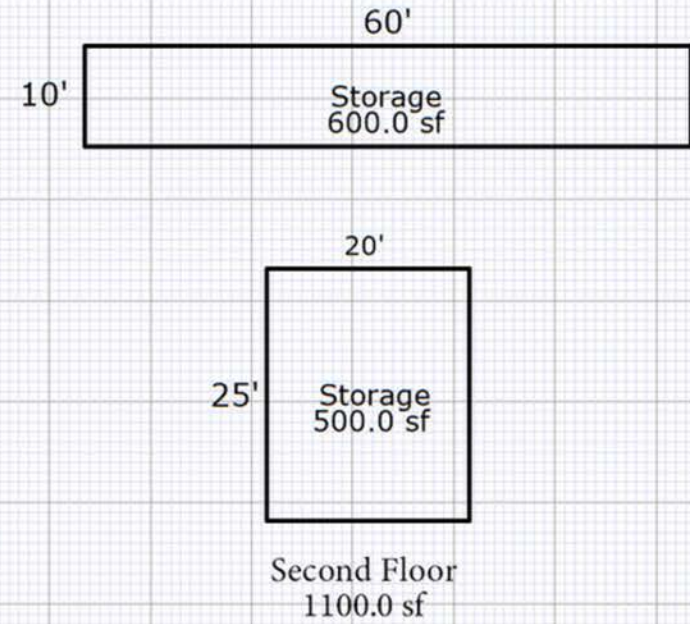
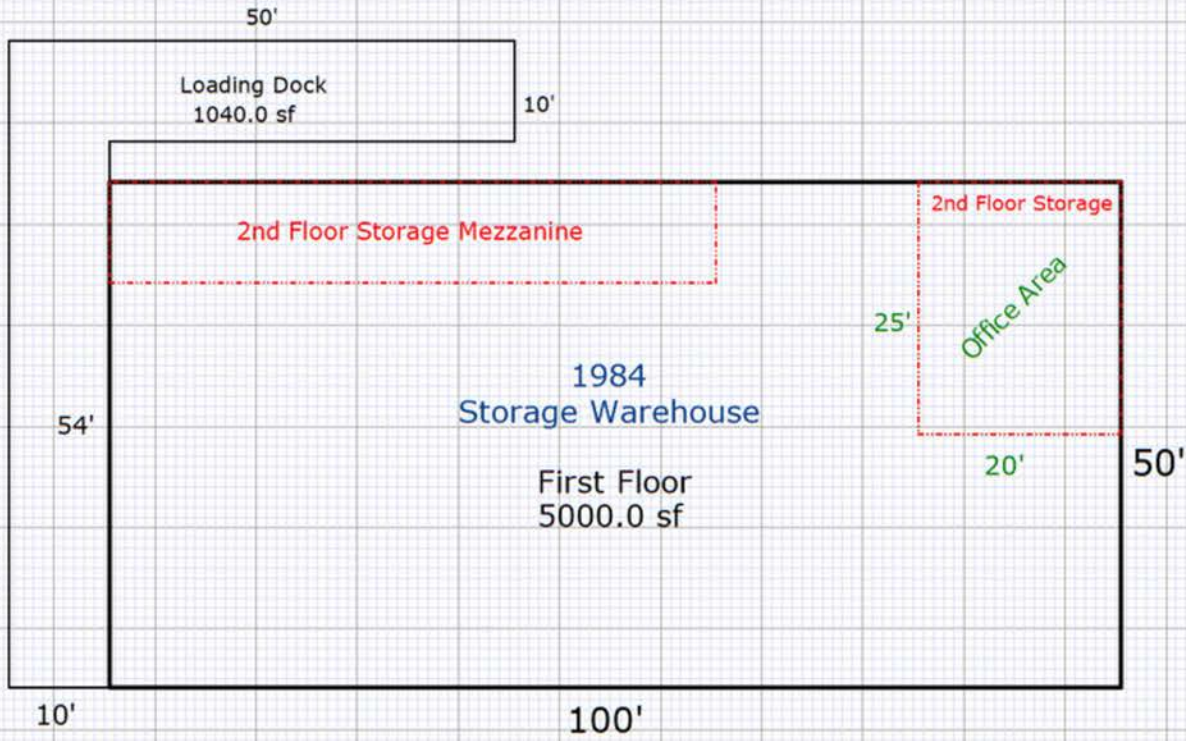


SITE



3965

COUNTY RD 151





Virtual Tour
Click Here

EXTERIOR PHOTOS





Virtual Tour
Click Here

EXTERIOR PHOTOS





Virtual Tour
Click Here

INTERIOR PHOTOS



EVANSTON HIGHLIGHTS

The Bear River Greenway is a recreational playground in the heart of the city. It offers kayaking, 6 miles of paved pathways, and 10 miles of bike trails.



The Mirror Lake Scenic Byway extends from Evanston, Wyoming to Kamas, Utah. The Wyoming section of the byway provides southbound travelers with a panoramic view of the Uinta Mountains.



Snow, ice and cold mean its time to enjoy the winter in Evanston. You can travel through the Uinta Mountains on a snowmobile, skate under the stars at the ice ponds, go sledding at Bear River State Park and enjoy miles of groomed cross-country ski trails.





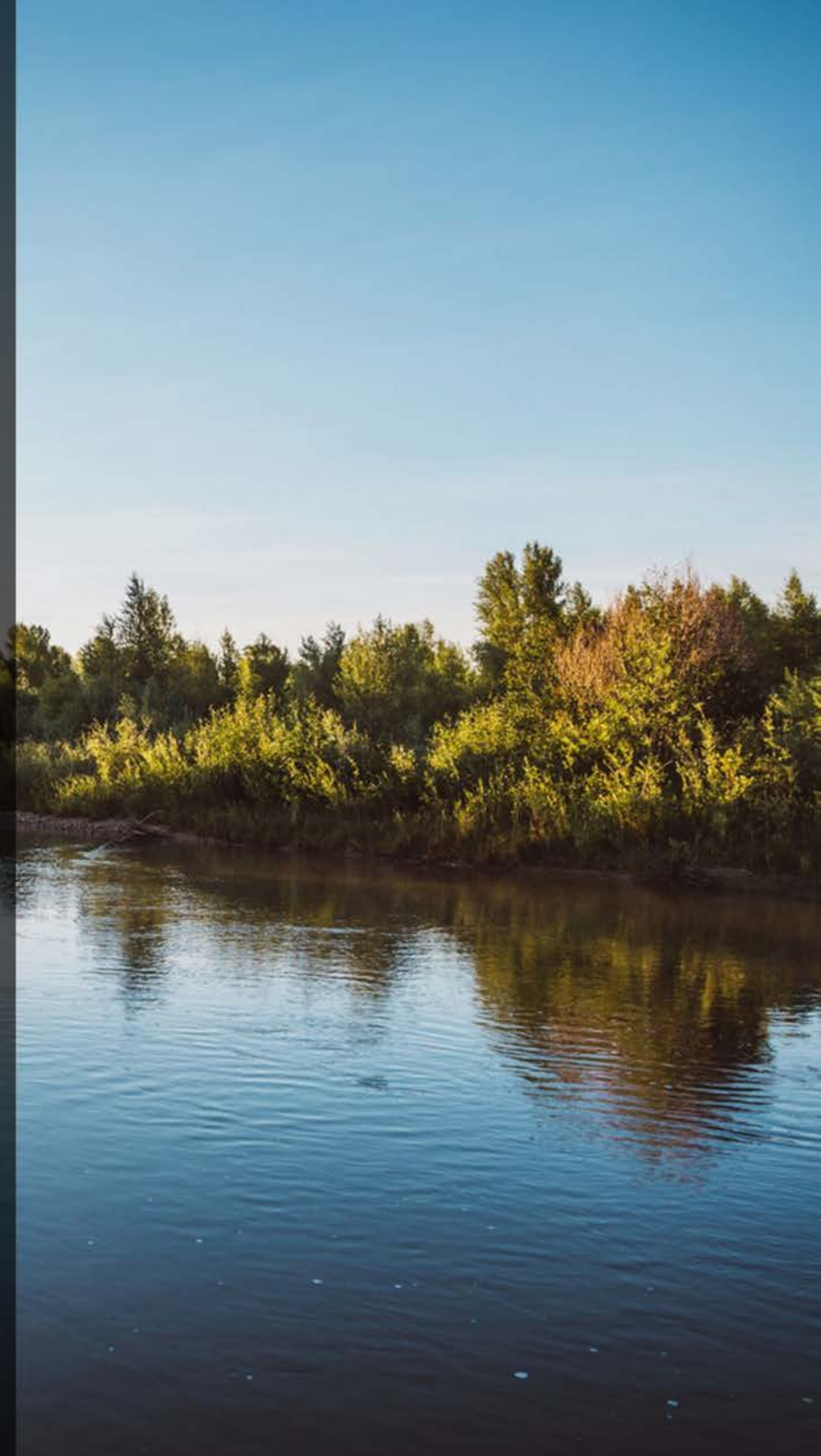
EVANSTON, WYOMING

This small, western town offers friendly restaurants, motels, bars, an historic downtown, plenty of recreational activities, and the last intact roundhouse on the original Union Pacific Railroad line.

Located at 7,000 feet in the southwest corner of Wyoming, summer days are normally clear and cool, and with an average of 300 days of sunshine every year, it is a perfect place for hiking, a round of golf, or a pleasant stroll around town.

After a day of outdoor fun you can stop for a massage, enjoy a great meal, and stay in one of the more than 1,000 motel rooms or the comfortable campground.

History buffs will enjoy following the old Mormon Trail or visiting the old railroad buildings, which are being restored. Stop by and see why Evanston's slogan is, "Fresh Air, Freedom and Fun."





kw COMMERCIAL

Kody Watts

Commercial Real Estate Broker

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