

**PRICE REDUCED!**  
**\$79,900**

# PEAK COLLECTIVE

REAL ESTATE  
COMMERCIAL | INVESTMENT | DEVELOPMENT



# 2160

**COUNTY RD 151**  
**EVANSTON, WY**

RARE AVIATION HANGAR OPPORTUNITY LESS THAN AN HOUR FROM PARK CITY, UT



PEAK COLLECTIVE  
REAL ESTATE

## THE OFFERING

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Peak Collective Real Estate with KW Commercial is pleased to offer a rare opportunity to purchase an aviation hangar located at 2160 Co Rd 111, Hangar R, Evanston WY 82930.

This 3,240 square foot hangar is perfect for both owner-users and investors, this property sits in a prime location near the Evanston-Uinta County Burns Field Airport (KEVW), offering easy access for aviation enthusiasts and businesses alike.

Featuring ample space to accommodate multiple aircraft and equipment, this hangar promises versatility for personal use or commercial ventures. Its modern infrastructure ensures functionality and safety, while Evanston's thriving aviation community provides access to essential amenities and services like fueling stations and maintenance facilities.

# INVESTMENT SUMMARY

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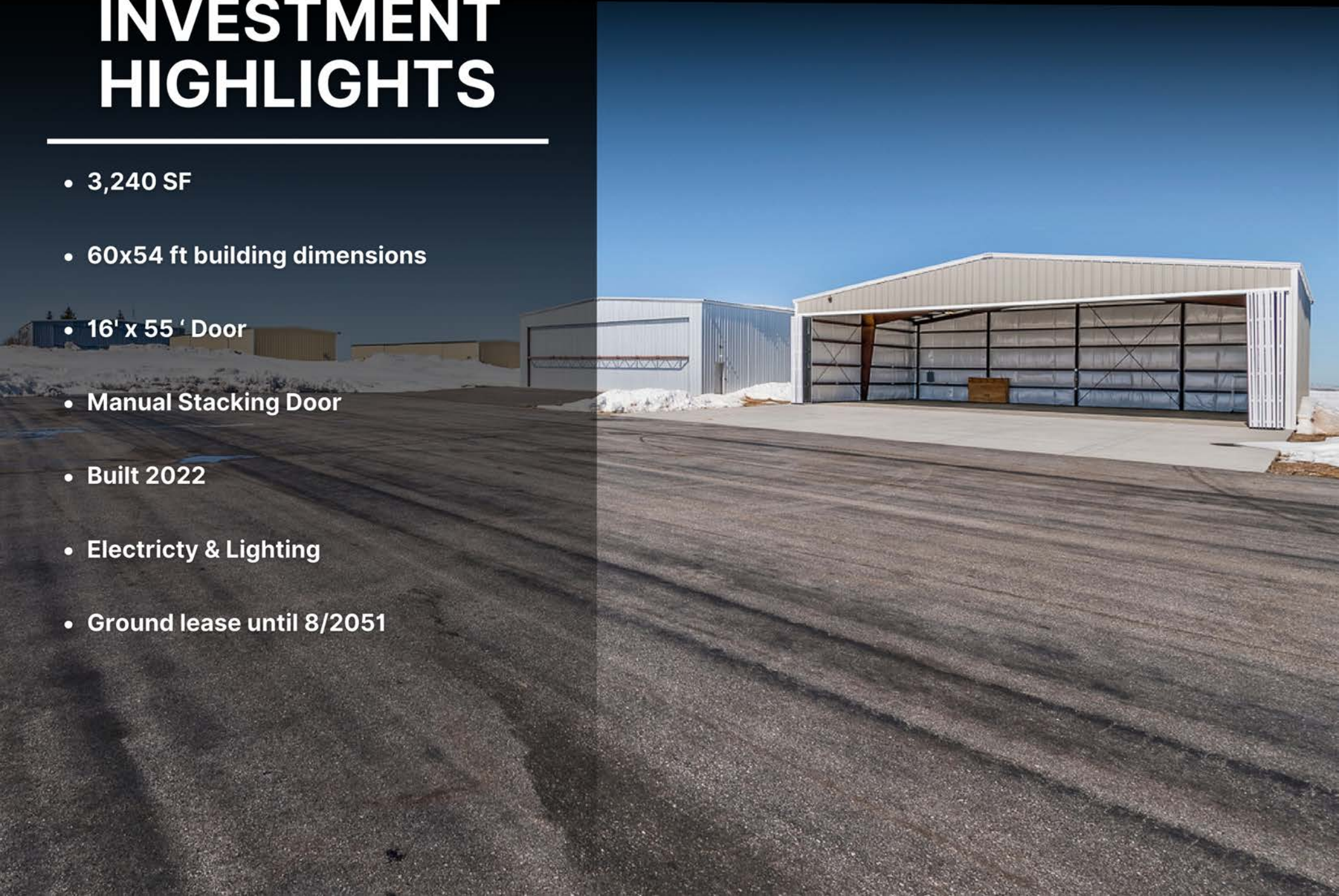
Property Address	2160 Co Rd 111, Hangar R, Evanston Wy 82930
List Price	\$350,000
Price Per SF	\$108.02
Total Building SF	3,240 SF
Land Size (AC)	.18 AC
Ground Lease	8/2051
Yearly Lease	\$1,320
2023 Taxes	\$1,478
Year Built	2022

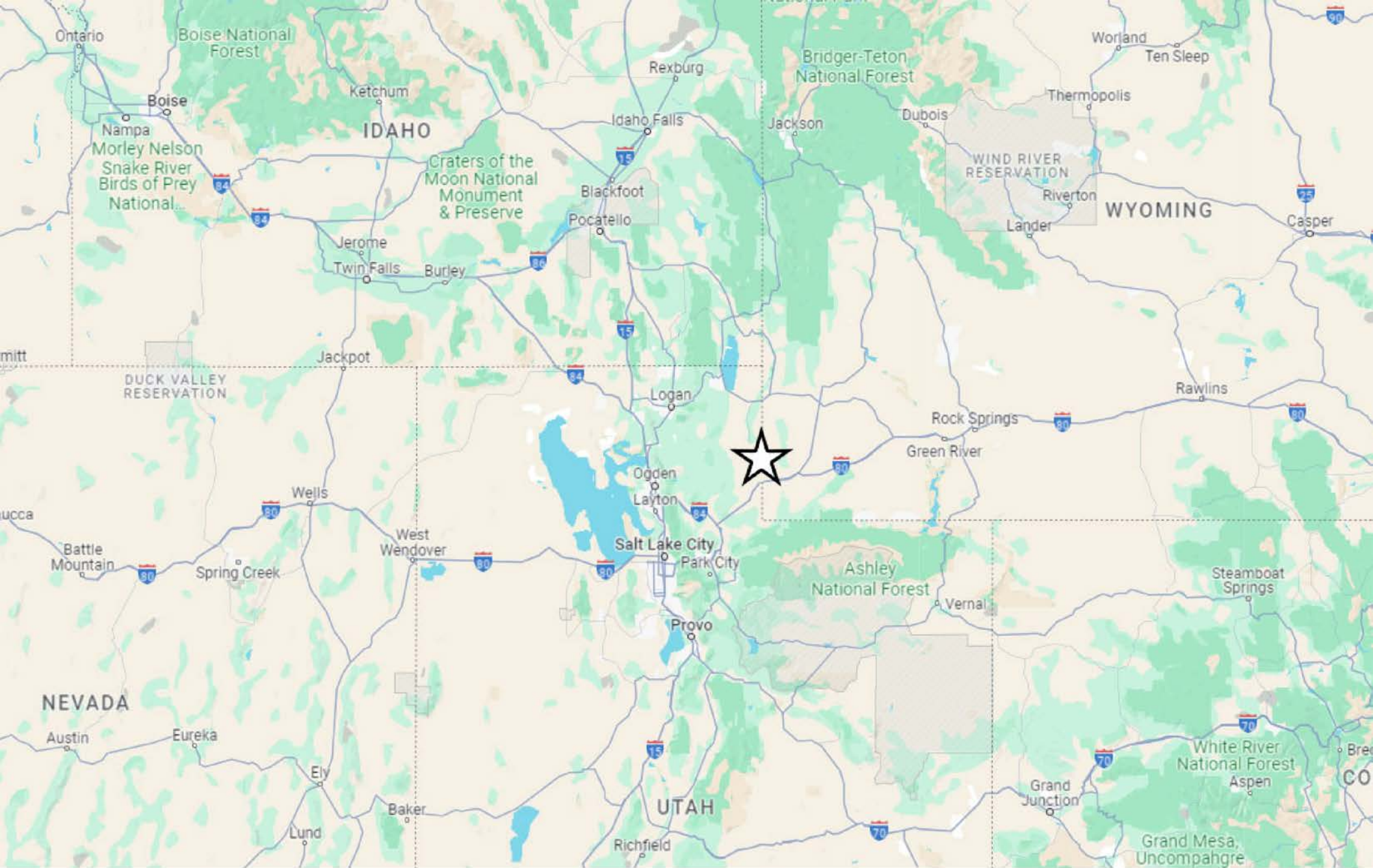


# INVESTMENT HIGHLIGHTS

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- 3,240 SF
- 60x54 ft building dimensions
- 16' x 55' Door
- Manual Stacking Door
- Built 2022
- Electricity & Lighting
- Ground lease until 8/2051





**AERIAL MAP**



**VIDEO TOUR**

[Click Here to view Our Video Tour](#)

# INTERIOR PHOTOS



# EXTERIOR PHOTOS





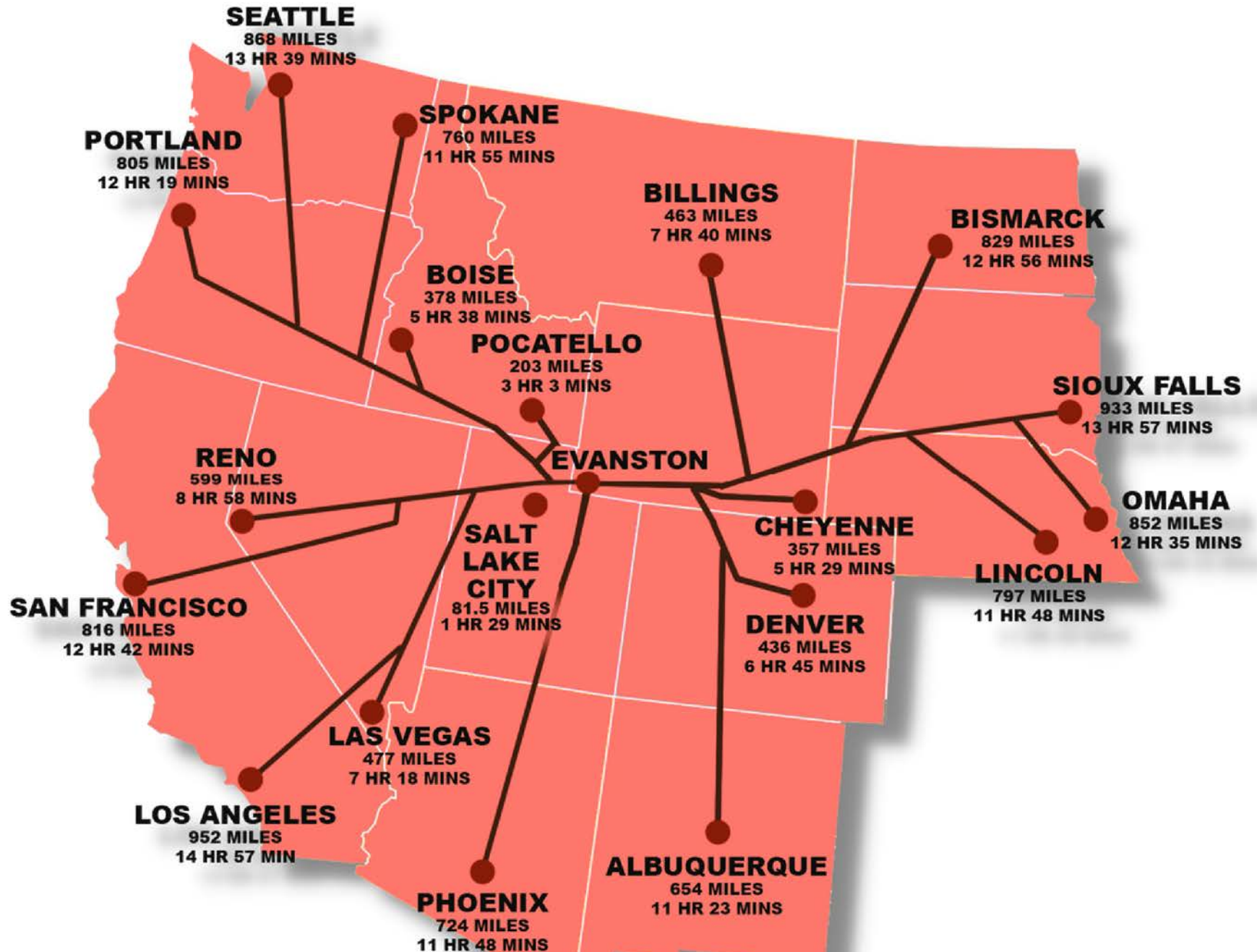
# EXTERIOR PHOTOS



# EXTERIOR PHOTOS



# TRADE AREA MAP





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# EVANSTON, WY

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**12,721**

Population

5 Mile Radius

**2.5 Million**

Population

100 Mile Radius

**Tax-Friendly**

Lowest Tax Structure

In The Nation

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*Where nature meets convenience in a tax-friendly environment!*

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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.

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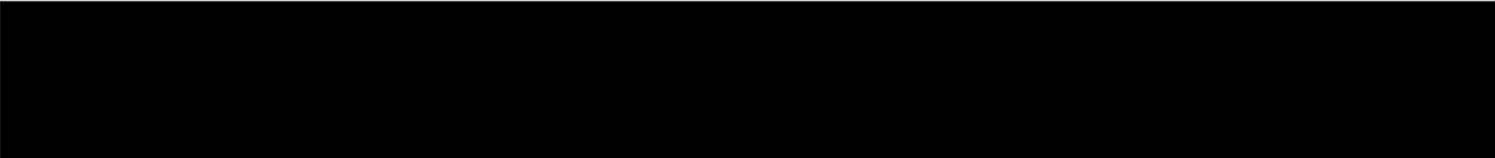
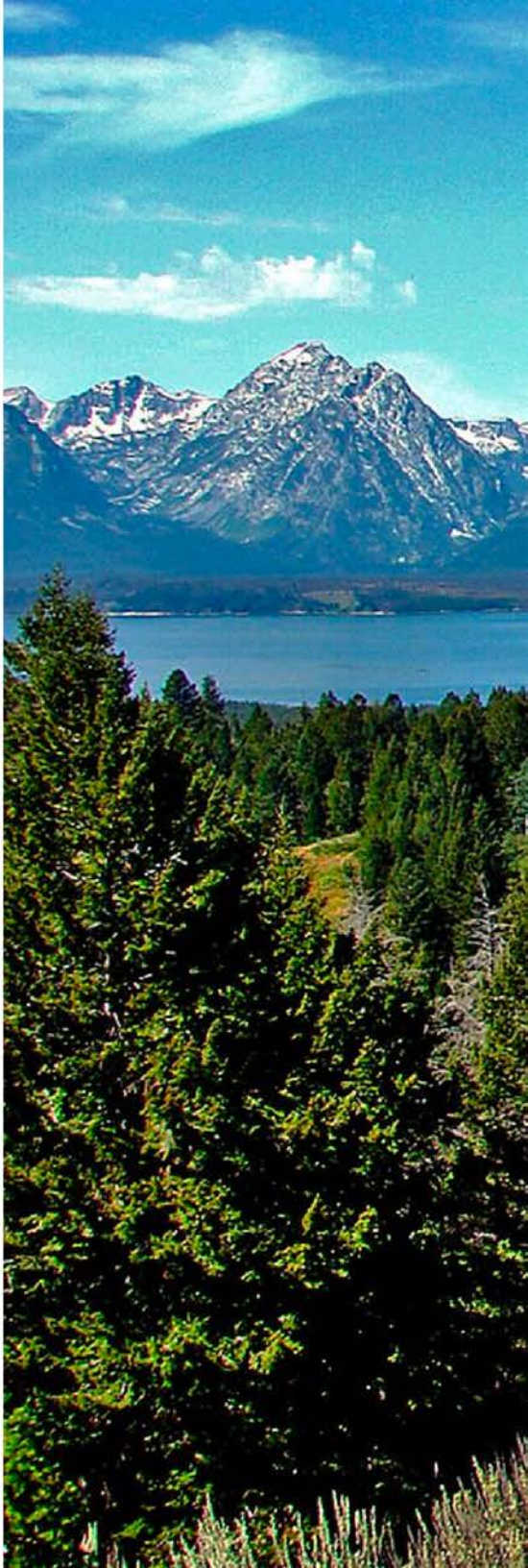
# DEMOGRAPHICS

## *SURROUNDING AREA*

	5 MILE RADIUS	10 MILE RADIUS
<b>POPULATION</b>	<b>12,303</b>	<b>13,835</b>
<b>TOTAL HOUSEHOLDS</b>	<b>4,527</b>	<b>5,066</b>
<b>AVG HOUSEHOLD INCOME</b>	<b>\$72,241</b>	<b>\$71,838</b>
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>\$61,944</b>	<b>\$61,517</b>

## *Distance to Metro Areas*

<b>Park City, UT</b>	<b>64.6 Miles (1 Hour and 7 Minutes)</b>
<b>Salt Lake City, UT</b>	<b>87 Miles (1 Hour and 25 Minutes)</b>
<b>Denver, CO</b>	<b>435 Miles (6 Hours and 39 Minutes)</b>
<b>Las Vegas, NV</b>	<b>479 Miles (7 Hours and 7 Minutes)</b>
<b>Los Angeles, CA</b>	<b>747 Miles (11 Hours and 16 Minutes)</b>



# CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 2160 Co Rd 111, Hangar R, Evanston Wy 82930. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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PEAK COLLECTIVE  
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