



2846
COMMERCIAL

207 W. Ramshorn Street
P.O. Box 663, Dubois, WY 82513
307-455-2452
Email: propertyinfo@bertmiltonrealty.com
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Location: 1109 W. Ramshorn Street, Dubois, WY

Legal Description: A parcel of land within the SW1/4SW1/4, Section 1, T41N, R107W, 6th PM, Town of Dubois, Fremont County, WY (more detailed description on file with Listing Broker)

Lot Size/Acreage: .703 acres, more or less

Price: **\$85,000.00**

Terms: Cash, new loan

Utilities Available:

Water	Town of Dubois
Sewer	New sewer line needed
Electricity	High Plains Power (200 amp/3-phase)
Propane	New service needed
Telephone	Dubois Telephone Exchange — new service needed

Taxes: \$639.00

Remarks: Older metal shop with 1700+ sq. ft. with two roll up doors with highway access located in commercial use area of Dubois. 200 amp/three phase electrical service and town water installed. Property needs new sewer line installed. Additional 380+ sq. ft. storage building included.

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