



# 2675

207 W. Ramshorn Street  
P.O. Box 663, Dubois, WY 82513  
307-455-2452  
Email: [propertyinfo@bertmiltonrealty.com](mailto:propertyinfo@bertmiltonrealty.com)  
Web: [www.bertmiltonrealty.com](http://www.bertmiltonrealty.com)





**Commercial Property**  
**# 2675**

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**LOCATION:** 1408 Warm Springs Drive, Dubois, WY

**LEGAL DESCRIPTION:** Lot 11, Block 3, Warm Springs Addition No. 2, Town of Dubois, Fremont County, Wyoming containing 24,000 square feet more or less)

**PRICE:** **\$195,000.00**

**TERMS:** Cash or new loan

**UTILITIES:**

**YEAR BUILT:** 1996

<b>water</b>	Town of Dubois
<b>sewer</b>	Town of Dubois
<b>electric</b>	High Plains Power
<b>propane</b>	Amerigas
<b>telephone</b>	DTE

**TAXES:** \$1,837.00

**REMARKS:** On US Highway 26 in the Town of Dubois, this strategically located building has been a restaurant business for approximately 15 years. Though currently vacant, the location of this 2,400 square foot building offers great potential as an eating establishment or other retail venture with excellent visibility and abundant off-street parking.

The data contained herein was obtained from the owner and other sources deemed reliable; however, it is not guaranteed by this office. Prospective purchasers are advised to examine the facts to their own satisfaction. These details regarding the property are subject to change in price and/or terms, or withdrawal from the market without notice. Brokers are advised to call the Listing Agent prior to showing the property to prospective Buyers. This is not an offer of Sub-Agency, rather a sharing of information.