



2747

207 W. Ramshorn Street
P.O. Box 663, Dubois, WY 82513
307-455-2452
Email: propertyinfo@bertmiltonrealty.com
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**Residential Property
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LOCATION: 1414 Warm Springs Drive, Dubois, WY

LEGAL DESCRIPTION: Lot 8, Block 3, Warm Springs Addition, Town of Dubois, Fremont County, WY containing .55 acre, more or less.

PRICE: \$575,000.00

TERMS: Cash, new loan

UTILITIES:

water Town of Dubois
sewer Town of Dubois
electric High Plains Power
propane V1 Propane
telephone DTE

YEAR BUILT: 1997

TAXES: \$3,741.69

REMARKS: 10,000 plus square foot steel/wood frame construction retail/warehouse building including a four bedroom, two bath fully functioning basement apartment. Over 2,700 sq. ft. of retail space including a separate business office and break room. The warehouse/shop area has just over 7,300 sq. ft. of insulated, heated space with 3-phase and single phase power, water and air lines are run throughout, floor drains with clean outs, mezzanine work/storage area, storage racks and 3-10'x14' roll up doors and much more!

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.

	<i>Sq. Ft.</i>	<i>Bedrooms</i>	<i>Baths</i>	<i>Heating</i>	<i>Fire place</i>	<i>Deck/patio</i>	<i>Floors</i>	<i>Shop Door</i>	<i>Other</i>
<i>Main Level</i>	2,760 retail 7,350 shop	0	2.25	Propane Boiler Electric	n/a	Upper deck	Concrete Carpet Wood	(3) 10'x16' Roll up	Office area Break room Mezzanine
<i>Basement Level</i>	1,610	4	2	electric	n/a	n/a	Carpet tile	Walk out door and egress windows	