



2894

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





**Commercial Property
2894**

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LOCATION: 19 North First Street, Dubois, WY

LEGAL DESCRIPTION: Lot 14, Block 1, Nicol’s Addition to the Town of Dubois, Fremont County, WY, containing .26 acres, more or less.

PRICE: **\$215,000.00**

TERMS: Cash, new loan

UTILITIES:

water Town of Dubois
sewer Town of Dubois
electric High Plains Power
propane n/a
telephone DTE

YEAR BUILT:

Approximately 1925 with restoration and remodeling between 2000-2005 and addition added approximately 2008-2009.

TAXES: \$951.00

REMARKS: Own of piece of Dubois history. This beautiful, historical log building with a covered deck is located just one half block off of the highway in downtown Dubois. This income producing property has been home to the Wind River Gear outdoor retail business since 2005 with a lease in place that extends until July 2020. Wood flooring sets off the large interior space that is mainly retail but does include a small office and a room which is used for extra inventory, gift wrapping, etc. The property is beautifully and tastefully landscaped with graveled 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.

	<i>Sq. Ft.</i>	<i>Office</i>	<i>Baths</i>	<i>Heating</i>	<i>Fire place</i>	<i>Deck/patio</i>	<i>Floors</i>	<i>Off Street Parking</i>
<i>Entry Level</i>	3200+/-	1	1/2	Propane & electric	n/a	560 sf Covered deck	Hardwood	Approx. 8 vehicles