

Premier Properties

\$275,000.00

COMMERCIAL PROPERTY

1940 MAIN STREET
TORRINGTON, WY 82240

Special Points of Interests:

- Taxes \$ 1015.28
- Sq. ft. 9100 above ground
- Lot: 50 ' x 140'
- Nice lobby area



DESCRIPTION OF PROPERTY & IMPROVEMENTS

LEGAL: Torrington 01st Addn Blk 06 01-02

OWNER: Roger O. Courtney

Main Street location - this investment can offer 10 rentals under one roof with an upstairs that could be turned into an owner's residence or more office space.

This building is located on one of the busiest corners of Torrington's Business district. Lots of potential here.

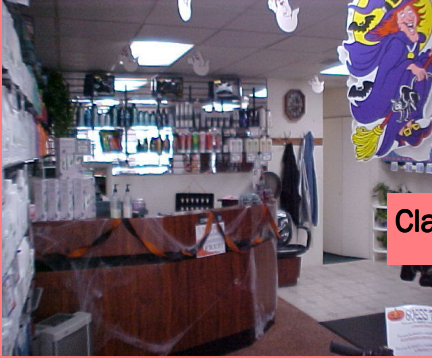


Julene Asmus
Broker
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www.wyo-realestate.com

OFFERING PRICE:\$275,000.00

Tenants



Class Act



Income/Leases:

- Java Jar \$643/mo
- Class Act \$734/mo
- Alltel \$319/mo
- Cloud Nine \$450/mo
- Courtney \$200/mo
- Courtney \$200/mo
- Conference \$250/mo *
- Private office \$220/mo *
- Small office \$200/mo *
- 1 Large office \$320/mo*
- * presently not rented

Utilities are included in



Alltel



Cloud Nine

EXCLUDED ITEMS:

All furniture, shelving, desks, etc.



**Expenses
(Monthly)**

Vehicle	<u>\$19.00</u>
Cleaning	<u>\$52.00</u>
Insurance	<u>\$184.00</u>
Repairs	<u>\$85.00</u>
Supplies	<u>\$46.00</u>
Taxes	<u>\$79.00</u>
Advertising	<u>\$62.00</u>
Utilities:	
Gas	<u>\$56.00</u>
Elec.	<u>\$1132.00</u>
September expenses	
Oct.–Mar. snow	
Removal	\$100/mo

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