

ALL FIELDS DETAIL



MLS #	20113859	Crane	No
Status	ACTIVE	Elevator	No
Type	Commercial Building	Off-Street Parking	Yes
Address	2801 W C Street	Dock	No
Cross Street		Overall Bldg Total Sq Ft	Less Than 5000
City	Torrington	Handicap	Yes
State	WY	Business Opportunity	No
Zip	82240	Financial Options	
Area	GOSHEN COUNTY		
Class	COMMERCIAL/BUSINESS		
Asking Price	\$196,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Allow Display on Internet	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Construction	Existing	County	Goshen
Agent	Shelly L Duncan - Cell: (307) 575-2894	Listing Office 1	Wagons West Realty - Main: (307) 532-3771
Listing Agent 2		Listing Office 2	
Listing Agent 3		Listing Office 3	
Buyer Agency	2	Intermediary	2
Sub Agency	0	Customer	2
Bonus Compensation	no	Dual/Var Rate Com (Y/N)	No
Short Sale (Y/N)	No	Foreclosure	No
Listing Date	7/29/2011	Legal	Call Agent for Legal
Lot Size	21565	Number of Acres	
Subdivision	Other	Zoning	General Commerical District
Owners Name	Larry A & Margaret E Herd	Owners Phone	307-532-3771
Occupant Name		Occupant Phone	
To Show	Call List Office	Directions	
Office Sq Ft		Basement Sq Ft	
Total Sq Ft (Excl Decks)		Price/Acre	
Decks Sq Ft		Heated Warehouse (Y/N)	Yes
Heated Warehouse Sq Ft	2160 1800	Unheated Warehouse (Y/N)	
Unheated Warehouse Sq Ft		Retail Sq Ft	
Year Built	1935	# of Units	1
# of Buildings	2	# of Parking	10+
Paving Sq Ft		Foundation Sq Ft	
Floor Dimensions		% Vacancy Factor	
Unit 1 Unit #		Unit 1 Tenant	EWC
Unit 1 Sq Ft	2160	Unit 1 Rent	\$900
Unit 1 Lease Type		Unit 1 Lease Expiration	
Unit 2 Unit #		Unit 2 Tenant	Vacan
Unit 2 Sq Ft	1800	Unit 2 Rent	
Unit 2 Lease Type		Unit 2 Lease Expiration	
Unit 3 Unit #		Unit 3 Tenant	
Unit 3 Sq Ft		Unit 3 Rent	
Unit 3 Lease Type		Unit 3 Lease Expiration	
Unit 4 Unit #		Unit 4 Tenant	
Unit 4 Sq Ft		Unit 4 Rent	
Unit 4 Lease Type		Unit 4 Lease Expiration	
Unit 5 Unit #		Unit 5 Tenant	
Unit 5 Sq Ft		Unit 5 Rent	
Unit 5 Lease Type		Unit 5 Lease Expiration	
Unit 6 Unit #		Unit 6 Tenant	
Unit 6 Sq Ft		Unit 6 Rent	
Unit 6 Lease Type		Unit 6 Lease Expiration	
Unit 7 Unit #		Unit 7 Tenant	
Unit 7 Sq Ft		Unit 7 Rent	
Unit 7 Lease Type		Unit 7 Lease Expiration	
Unit 8 Unit #		Unit 8 Tenant	
Unit 8 Sq Ft		Unit 8 Rent	
Unit 8 Lease Type		Unit 8 Lease Expiration	
Business Name	Delux Auto	Business Type	Auto Shop

GENERAL

Value of Fixtures & Equip		Value of Inventory	
Personal Prop Incl (Y/N)		Inventory Included (Y/N)	
Real Estate Avail (Y/N)	Yes	Leased Equipment (Y/N)	
Parking (Y/N)		Street Frontage (Y/N)	
Security System (Y/N)		Sprinkler System (Y/N)	
Handicap Access (Y/N)	Yes	Restrooms (Y/N)	Yes
Non-Compete Cov (Y/N)		Non-Compete # of Years	
Non-Compete Miles		Lessor	
Lease Terms		Lease Expiration Date	
Lease Transfer (Y/N)		Lease Option (Y/N)	
Monthly Rent		Monthly Income	
Annual Income		Annual Expense	
Annual Net Income		Profit & Loss Avail (Y/N)	No
Business Hours	unknown	Business Days	unknown
Owner Work Hours		# of Employees	
Off Market Date		Associated Document Count	0
Search By Map		Tax ID	
Update Date	8/4/2011	Status Date	7/29/2011
HotSheet Date	7/29/2011	Price Date	7/29/2011
Input Date	7/29/2011 4:41:00 PM	Original Price	\$196,000
Client Hit Count	8	Agent Hit Count	19
Days On Market	97		

FEATURES

COOLING	EXTERIOR	HEATING	WATER
None	Concrete Block	Forced Air Gas	City
CONSTRUCTION	Steel	OVERHEAD DOORS	UTILITIES
Steel	SITE	Both	Three Phase
Other	Paved Lot	ROOF	CEILING HEIGHT
CRANE	Retail Frontage	Aluminum/Steel	Under 16 Foot
None	High Visibility	Asphalt/Fiberglass	
ELECTRIC	FOUNDATION	SEWER	
City	Slab	City	
	GAS	SPRINKLER SYSTEM	
	Natural Gas	None	

FINANCIAL

Lockbox Location	North Building South side door-Key for Taxes	482
	both buildings	
Tax Year	2011	Special Assessments
Flood Insurance	no	Available for Rent
Possession	@ funded closing	Listing Documents
Terms	CASH NEW LOAN	Covenants
Exclusions (Y/N)		Exclusions
Annual Water Expense		Annual Insurance Expense
Annual Gas Expense		Annual Supplies Expense
Annual Electricity Exp		Annual Management Fees
Annual Trash Expense		Annual Misc Expense
Annual Taxes Expense		Total Annual Expenses
Agent Conf Remarks	Call Agent for full Legal Address	

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Selling Office 1
Selling Agent 2	Selling Office 2
Buyer Improvements	Additional Provisions
Seller Imprvmnts Amt	Seller Improvements
Seller Improvements Dscrp	Buyer Imprvmnts Am
Buyer Improvements Dscrp	Discount Points
Closing Costs Pd By Sellr	Seller Concessions

PUBLIC REMARKS

Two buildings on 21565sqft lot including 2 storage containers (1) 160sqft & (2) 360 sqft. South building has area for paint room. North building currently used for EWC Weatherization Program and rents for \$900/mo. Each building on separate lot. Excellent street exposure on corner lot with a lot of parking area.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.