

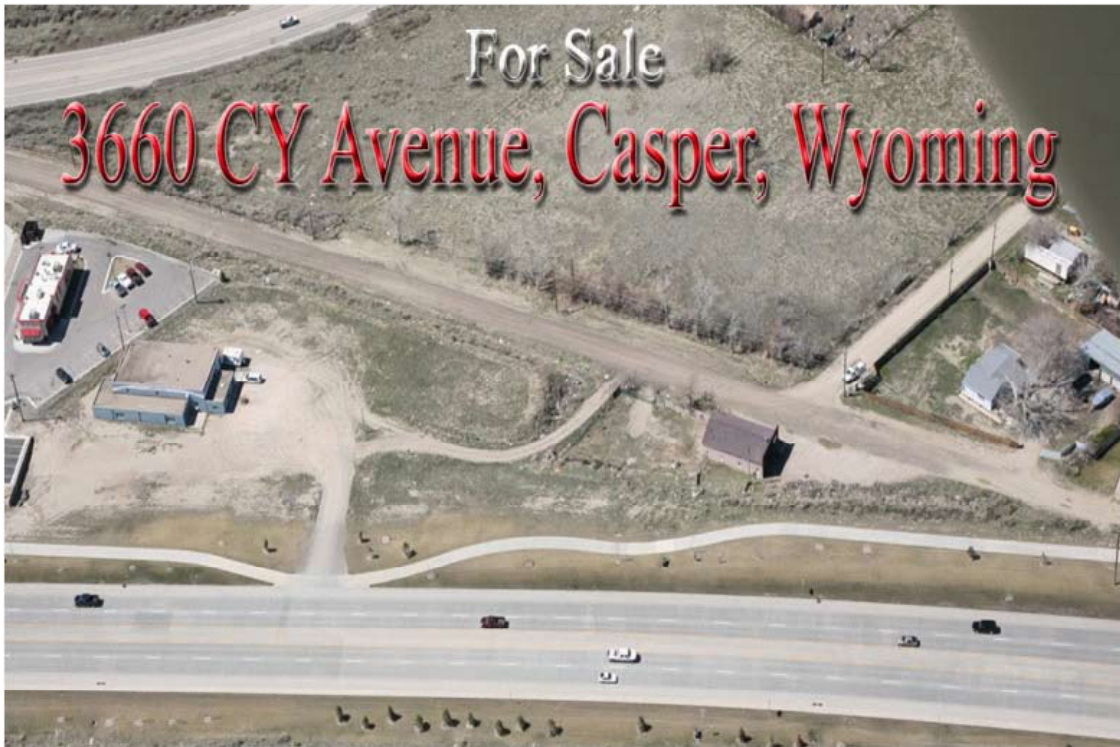


Randall S. Hall, CCIM

BROKER¹**one** REAL ESTATE

550 N. Poplar Street, Casper, Wyoming 82601

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The property is located along the CY Avenue retail corridor approximately 3 miles from the Central Business District in an area characterized by mixed uses of general commercial, automotive sales & service, professional office, restaurant and hotel/motel. It is situated on the north side of CY Avenue near the intersection of CY & Wyoming Boulevard and between Wyoming Boulevard and Fairgrounds Road. CY Avenue and Wyoming Boulevard are classified as primary arterials; Fairgrounds Road is a local collector street.

The subject's location is in one of the most accessible parts of the city. CY Avenue enjoys great name recognition, high vehicular traffic and excellent visibility. It is a prominent commercially-oriented location on Casper's west side. Recent development of the new Wal-Mart SuperCenter, Honda auto dealership, plus the addition of new banks, credit unions, strip retail, Johnny J's Diner and the ubiquitous Starbucks are all positive indications of a prosperous west side commercial district.

This property, still in an unincorporated area of Natrona County, is an irregular-shaped parcel with 830' of frontage on CY Avenue. The parcels size is 108,490 sq.ft.

This property is currently for sale for \$1,100,000.

For more information about this property please contact Randall Hall 307-234-2385.



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