



Canyon Real Estate, LLC

1128 12th Street

Cody, WY 82414

307-527-7092

www.canyonrealestate.net

BUSINESS OPPORTUNITY - BUILD YOUR WAY!



1.59 Acres for \$275,000

Commercial property on Yellowstone Avenue in Cody, on the way to Yellowstone Park. High exposure on one of the busiest highways in town. Suitable for a multitude of businesses. Sulphur Creek on South side of property.

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GAURANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.





Looking East

Looking East on Hwy 14-16-20



Looking North across Hwy 14-16-20

Looking West



MLS #: L10006470A (Active) List Price: \$275,000

620 Yellowstone Ave Cody, WY 82414



APX # ACRES: 1.59
APX # IRRIGATED ACRES: 0
APX LOT SQFT: 0
RIVER/STREAM FRONT: No
TOPOGRAPHY: Rolling

AREA: Cody in Town
SUBDIVISION: None
COUNTY: Park
SCHOOL DISTRICT: Park County District #6

NATURAL GAS COMPANY: Energy West
SEWER: City **PRIMARY WATER TYPE:** City
DRAINAGE FEE YEAR: 0
SPECIAL ASSESSMENTS: No

ELECTRIC COMPANY: City
IRRIGATION FEES \$: 0
HOA: No

INCLUSIONS: none

EXCLUSIONS: none

IRRIG CO: 0 **IRGCO\$:** 0 **IRGCOYR:** 0
IRGCOYR2: 0
IRGCOYR3: 0
IRGCOYR4: 0

TAX YEAR: 2011 **TOTAL TAX \$:** 999.55 **TAXED W/OTHER LAND:** Yes
PROPERTY RIGHTS: Fee Simple **ADJ TO PUBLIC LAND:** Yes **PARCELABLE:** No
MOBILES ALLOWED: No **MODULARS ALLOWED:** No **DETAILED ZONING:** Cody Open Bus Dist (D-3)

SELLER FIN: No
DISCLOSURES: Yes

LEGAL DESCRIPTION: 1.59 ac. des. as: a parcel in Tr. 68,R.S. beginning at a PPT. S89*49E as dist. of 75', N.0*17'E a dist. of 296.8', N.72*35'E a dist. of 129.1', S59*54E' a dist. of 118.5' & N.71*03'E.a dist. of 106.5' from the SW corner of Lot 3, Section 1, O.S.,then continue N.71*03'E.for 256.7',N.0*17'E. for 124', NW along the C/L of Hwy.14-16-20 approx.358.08',S.0*17'W.for 50'&S.14*55'E. for 319' to POB T52R102

PROPERTY FEATURES: Creek, Mountain View **TYPE LEASED LAND:** None
PROPERTY ACCESS: State Highway

COMMENTS: Commerical property on Yellowstone Avenue on the way to Yellowstone Park. High exposure on one of the busiest highways in Cody. Zoned commercial D-3, Cody Open Business makes this a suitable property for a multitude of businesses. Sulphur Creek on south side of property.

DIRECTIONS TO PROPERTY: south side of Yellowstone Avenue

SUBJECT TO 1031: No

OFFICE NAME: Canyon Real Estate, LLC (#:46)

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.



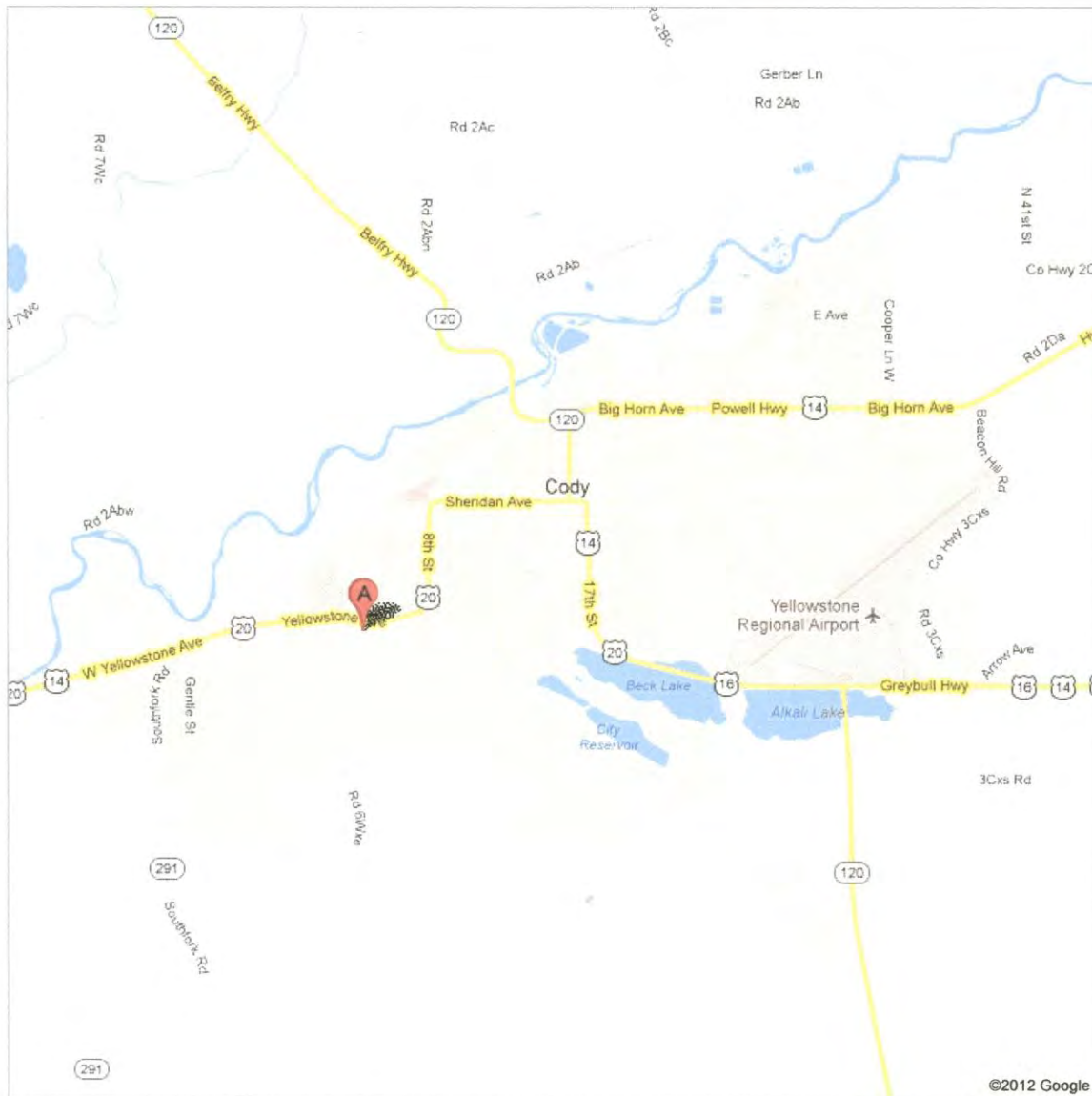


Address **620 Yellowstone Ave**
Cody, WY 82414

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