

WESTERN 6 GUN MOTEL



Commercial Complex

5 +/- Acres



Yellowstone Avenue & Gulch Street

Cody, Wyoming





This commercial complex consists of 4.96 acres of highly desirable commercial property on Yellowstone Avenue, the highway to the East Gate of Yellowstone National Park. There is approximately 319 feet of frontage on Yellowstone Avenue and the east side borders Gulch Street. Often referred to as the West Strip, this is a very thriving commercial district with the Cathcart Medical Center, Urgent Care, Riverside Cemetery, Wapiti District Forest Service offices and Wal-Mart Super Center. The West Strip is also home to old Trail Town, a collection of historical buildings and the Cody Stampede Park, home to the world famous nightly rodeos in June, July and August. Record crowds enjoy the July 4th PRCA Rodeo. At the East Gate, 440,451 visitors entered Yellowstone Park in 2012, up 9% from the year before according the Cody Chamber of Commerce. In fact, the East Gate had the most growth of all the five gates in 2012. Those going to the Park also have the choice of using the Northeast Gate. Many visitors do exactly that and return to Cody through the East Gate. In 2012, there were a total of 4,453,924 visitors to Yellowstone National Park.

This motel includes:

*46 units plus 3 apartments and miscellaneous units
An impressive office with antique post office desk
Continental breakfast room w/kitchen area and ice machine
Guest laundry room with 8 machines
Motel laundry room with commercial washer and dryers
Manager apartment
Storage garage
Plenty of room for expansion*



Lobby





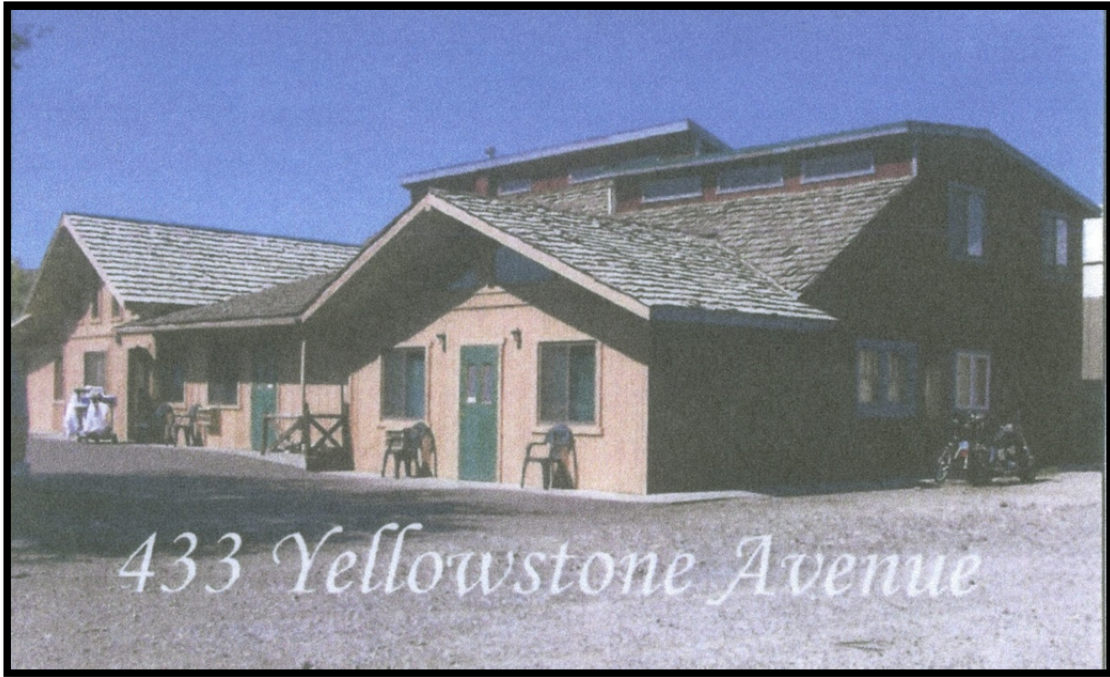
Lobby

*Continental
Breakfast Room*



*Continental
Breakfast Room*





Featuring:

4 efficiency type apartments

Bedroom/bath

Kitchen-dining-living room

Appliances

6 motel rooms



There is also one large garage type building located off of Gulch Street:

38' x 96' Building with 3 sections that is insulated with large gas heaters, skylights, cement floor, pit & floor anchors and 220 wiring



Rental Unit:

Manufactured home

3 bedrooms

1 bath

Storage shed



Two story home with basement
Landscaping, mature trees, shrubs and lawn

Main Floor:

Foyer

Dining area

Kitchen w/hickory cabinet's

Newly remodeled

Snack bar

Stainless steel appliances

Living room with open beams

Rock fireside for wood/pellet stove

Library w/sliding glass doors

2 bedrooms w/large closets

Full bath

Linen closet

Upper Level:

Master bedroom and bath

His/hers closets

Deck

Sewing room, office

Lower Level:

Family room

Computer room

Full bath

Laundry room

Utility room

Storage

Detached Garage:

4 stalls

insulated doors

110/220 wiring

WESTERN 6 GUN MOTEL DATA SHEET

Commercial/Residential Complex
Yellowstone Avenue and Gulch Street
Cody, Wyoming 82414

4.96 Acres
3 city water taps
2 sewer taps
Commercial D-3 Zoning

423 Yellowstone Avenue Western 6 Gun Motel

46 units
Office with antique post office desk
Continental breakfast room w/kitchen area and ice machine
Guest laundry room with 8 machines
Motel laundry room with 6 commercial washers and 2 dryers
Manager apartment
Storage garage

433 Yellowstone Avenue Apartments

4 efficiency type apartments
Bedroom/bath
Kitchen/dining/living room
Appliances
6 motel rooms

1913 Gulch Street, Commercial Rental Building

2 units with separate meters

Storage Buildings/Garages

125' x 25' with 9 doors
50' x 80' with 4 doors
38' x 96' (3 sections)
 Fully insulated
 Large gas heaters
 Skylights
 Cement floor
 Pit & floor anchors
 22 wiring

1811 Gulch Street, Rental

Manufactured home (single wide)
Three bedrooms with 1 bath
Small storage shed

1805 Gulch Street, Residence

2 story home with basement
Landscaping, mature trees, shrubs and lawn

Main Floor:

Foyer
Dining area
Kitchen with hickory cabinets
 Newly remodeled
 Snack bar
 Top of the line stainless steel appliances

Upper Level:

Master bedroom and bath
 His/hers closets
 Deck

Sewing room
Office

Lower Level:

Family room
Computer room
Full bath
Laundry room
Utility room
Storage

Detached Garage:

4 stalls
Insulated doors
110/220 wiring

Offered for:

\$2,275,000 for 4.96 acres
\$1,675,000 for 2.06 acres with motel and highway frontage

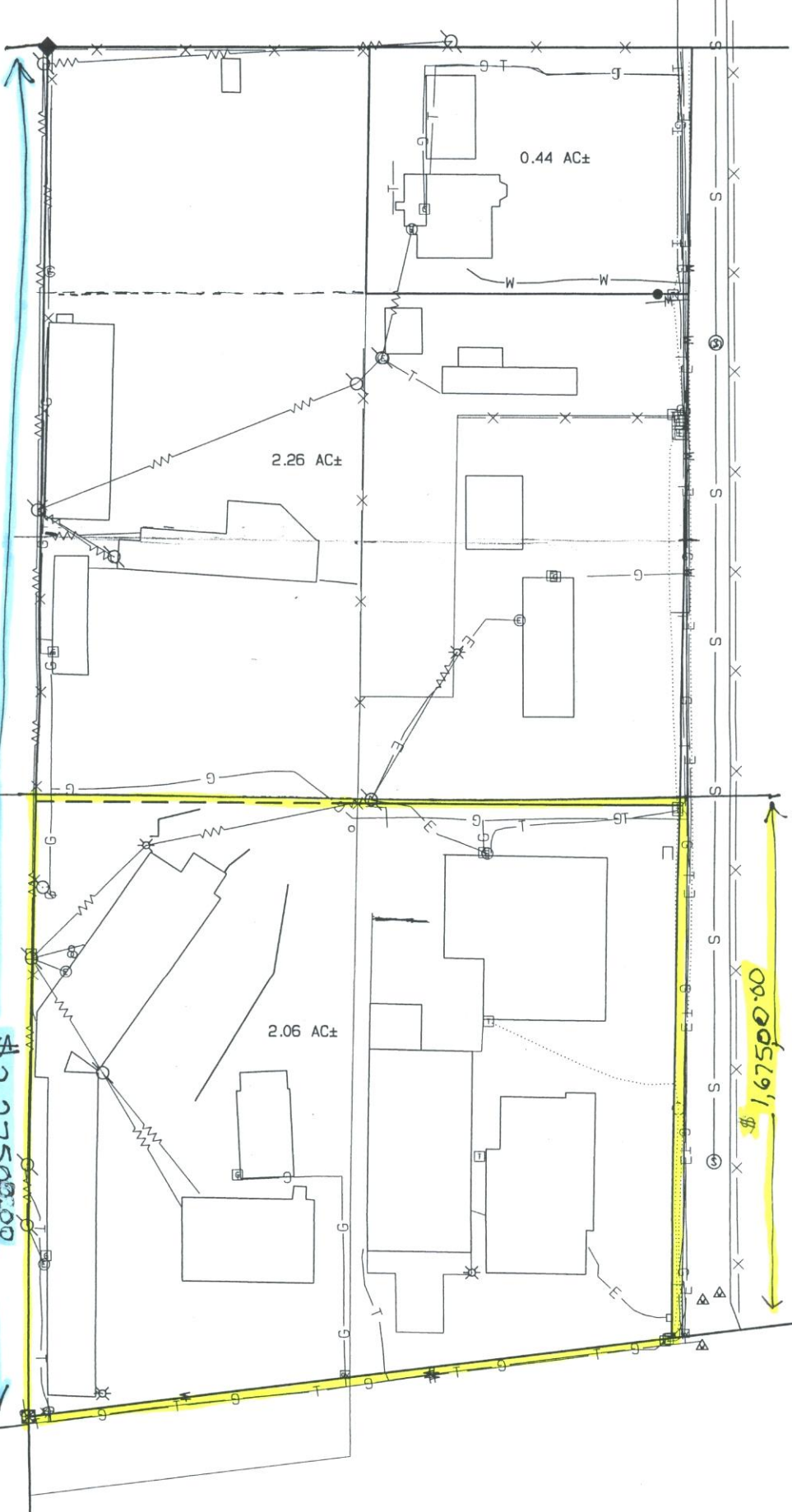
Private showing to qualified buyers, by appointment only.

NOTICE:

This offering is subject to errors, omissions, prior sale, changes or withdrawal without notice and approval of purchase by owner. All data and information contained herein has been provided by sources deemed reliable but accuracy is not guaranteed by seller or seller's agents. Maps, etc. are intended for visual aid purposes and general guidelines only. All data and information contained herein should and is expected to be independently investigated and verified by prospective buyer/buyers.

4.96 ac

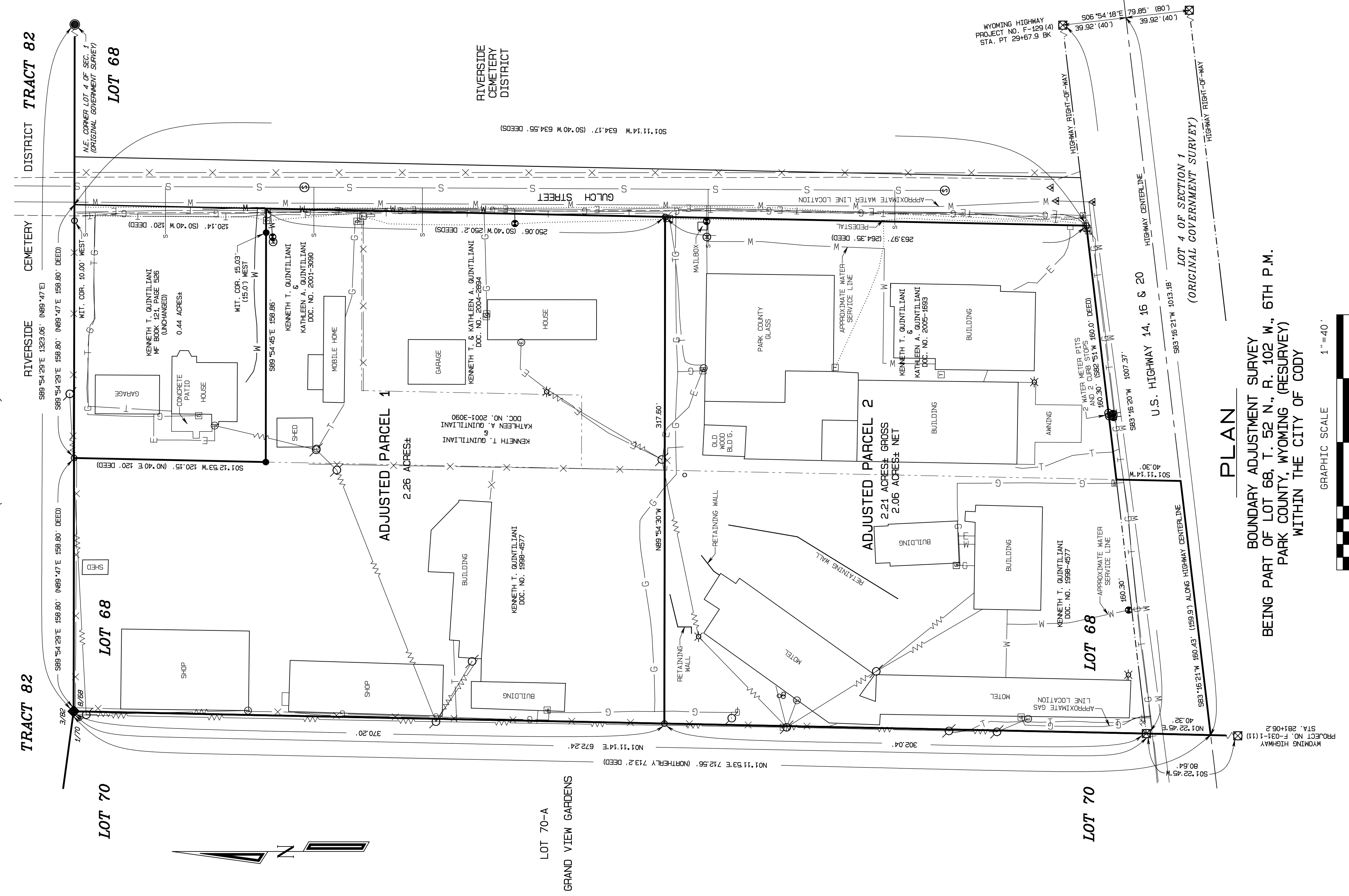
\$2,275,000
ALL



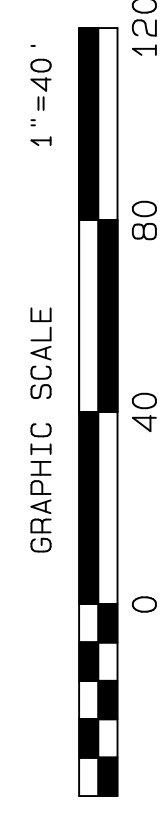
\$1,675,000

2.06 ac

**T. 52 N., R. 102 W.
(RESURVEY)**



PLAN
BOUNDARY ADJUSTMENT SURVEY
BEING PART OF LOT 68, T. 52 N., R. 102 W., 6TH P.M.
PARK COUNTY, WYOMING (RESURVEY)
WITHIN THE CITY OF CODY



LEGEND

- 5/8" REBAR WITH 2" ALUM. CAP SET
- REBAR WITH ALUM. CAP FOUND
- BRASS CAP FOUND
- STONE FOUND
- HIGHWAY MONUMENT FOUND
- INDICATES BREAK IN LINE
- RECORD DIMENSIONS SHOWN THIS
- TELEPHONE BOX
- GAS METER
- SANITARY SEWER MANHOLE
- WATER METER BOX
- FIRE HYDRANT
- WATER LINE CURB STOP
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- LIGHT POLE
- POWER POLE
- TELEPHONE VAULT
- UTILITY BOX
- WATERLINE VALVE
- CLEANOUT
- WATER CURB STOP
- WATER METER BOX
- OVERHEAD UTILITY LINE
- WATER LINE PIPELINE
- NATURAL GAS PIPELINE
- SANITARY SEWER
- BURIED TELEPHONE CABLE
- BURIED ELECTRIC CABLE
- FENCE
- CABLE T.V.
- ORIGINAL PROPERTY LINES
- EDGE OF PAVEMENT
- APPROXIMATE SEWER SERVICE LOCATION

NOTES

1. BEARINGS ARE BASED ON THE CITY OF CODY DATUM WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM NAD 83/93 WEST CENTRAL ZONE.
2. THE GROSS AREA OF ADJUSTED PARCEL 2 INCLUDES THE RIGHT-OF-WAY OF U.S. HIGHWAY 14, 16 AND 20.
3. THE NET AREA OF ADJUSTED PARCEL 2 EXCLUDES THE RIGHT-OF-WAY OF U.S. HIGHWAY 14, 16 AND 20.
4. THIS SURVEY IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY, EASEMENTS, PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES OR OTHER IMPROVEMENTS OR FLOOD PLAIN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON. THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY OR RECORD INQUIRY FOR THE LANDS SHOWN HEREON.

CITY ENGINEER'S APPROVAL

THIS BOUNDARY ADJUSTMENT SURVEY WAS APPROVED BY THE CITY ENGINEER OF CODY, WYOMING ON THE _____ DAY OF _____, 2013.

BY: STEPHEN W. PAYNE P.E. CITY ENGINEER AND PUBLIC WORKS DIRECTOR
ATTEST: JENNI ROSENCRANSE, ADMINISTRATIVE SERVICES DIRECTOR

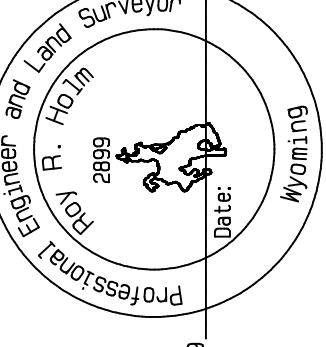
CLERK AND RECORDER'S ACCEPTANCE

THIS RECORD OF SURVEY SHOWING THE BOUNDARY ADJUSTMENT SURVEY WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER, PARK COUNTY, WYOMING, AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 2013, FILED FOR RECORDING IN PLAT CABINET NUMBER _____ AND RECORDED AS COMPUTER RECORD DOCUMENT NUMBER _____

JERRI B. TORZON
PARK COUNTY CLERK AND RECORDER
BY: DEPUTY COUNTY CLERK _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF PARK)
I, JERRY B. HOLM, BEING OF THE COUNTY OF WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION ON OCTOBER 23, 25 AND 28, 2012, THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE DIMENSIONS SHOWN THEREON ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.



WYOMING P.E. & L.S. REGISTRATION NO. 2699
HOLM, BLOUGH AND COMPANY
BY: JERRY B. HOLM (AGENT)

CERTIFICATE OF OWNER

STATE OF WYOMING)
COUNTY OF PARK)
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS AS DESCRIBED IN THE FOREGOING OUTLINE DEED RECORDED AS DOCUMENT NO. 1588-4577 IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER AND LOCATED IN LOT 68, TOWNSHIP 52 NORTH, RANGE 102 WEST, 6TH P.M., WITHIN THE CITY OF CODY, PARK COUNTY, WYOMING, ACCORDING TO THE GOVERNMENT RESURVEY, AND I HEREBY CERTIFY:
THAT I ACKNOWLEDGE AND AGREE TO THE BOUNDARY ADJUSTMENT SURVEY SHOWN HEREON
THAT THE PURPOSE OF THIS BOUNDARY ADJUSTMENT SURVEY IS TO ADJUST THE OWNERSHIP BOUNDARY LINES BETWEEN THE ORIGINAL PARCELS AS SHOWN,
THAT THE EASEMENTS LABELED HEREON ARE DEDICATED TO THE USES SO NOTED, THAT THE ADJUSTED PARCELS SHOWN HEREON HAVE ALL THE UTILITIES AVAILABLE, I.E. TREATED WATER, SANITARY SEWER, NATURAL GAS, ELECTRIC POWER, TELEPHONE, CABLE TV, AND IRRIGATION WATER, THAT THE ADJUSTED PARCELS SHOWN HEREON EXCEED THE MINIMUM LOT SIZE FOR "D-3 ZONE", AND THAT NONE OF THE ORIGINAL UNPLATTED PARCELS MAY BE SOLD OR TRANSFERRED SEPARATELY, THAT NO FURTHER DIVISION OF ANY PARCEL IS ALLOWED UNTIL A SUBDIVISION IS COMPLETED, AND THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

KENNETH T. QUINTILIANI _____ DATE _____

STATE OF WYOMING)
COUNTY OF PARK)

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY KENNETH T. QUINTILIANI THIS _____ DAY OF _____, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNER

STATE OF WYOMING)
COUNTY OF PARK)
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS AS DESCRIBED IN THE WARRANTY DEEDS RECORDED AS DOCUMENT NOS. 2001-3050 AND 2004-2884 AND AS DESCRIBED IN THE WARRANTY DEED RECORDED AS DOCUMENT NO. 2005-1693 IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER AND LOCATED IN LOT 68, TOWNSHIP 52 NORTH, RANGE 102 WEST, 6TH P.M., WITHIN THE CITY OF CODY, PARK COUNTY, WYOMING, ACCORDING TO THE GOVERNMENT RESURVEY, AND WE HEREBY CERTIFY:
THAT WE ACKNOWLEDGE AND AGREE TO THE BOUNDARY ADJUSTMENT SURVEY SHOWN HEREON
THAT THE PURPOSE OF THIS BOUNDARY ADJUSTMENT SURVEY IS TO ADJUST THE OWNERSHIP BOUNDARY LINES BETWEEN THE ORIGINAL PARCELS AS SHOWN,
THAT THE EASEMENTS LABELED HEREON ARE DEDICATED TO THE USES SO NOTED, THAT THE ADJUSTED PARCELS SHOWN HEREON HAVE ALL THE UTILITIES AVAILABLE, I.E. TREATED WATER, SANITARY SEWER, NATURAL GAS, ELECTRIC POWER, TELEPHONE, CABLE TV, AND IRRIGATION WATER, THAT THE ADJUSTED PARCELS SHOWN HEREON EXCEED THE MINIMUM LOT SIZE FOR "D-3 ZONE", AND THAT NONE OF THE ORIGINAL UNPLATTED PARCELS MAY BE SOLD OR TRANSFERRED SEPARATELY, THAT NO FURTHER DIVISION OF ANY PARCEL IS ALLOWED UNTIL A SUBDIVISION IS COMPLETED, AND THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

KENNETH T. QUINTILIANI _____ DATE _____

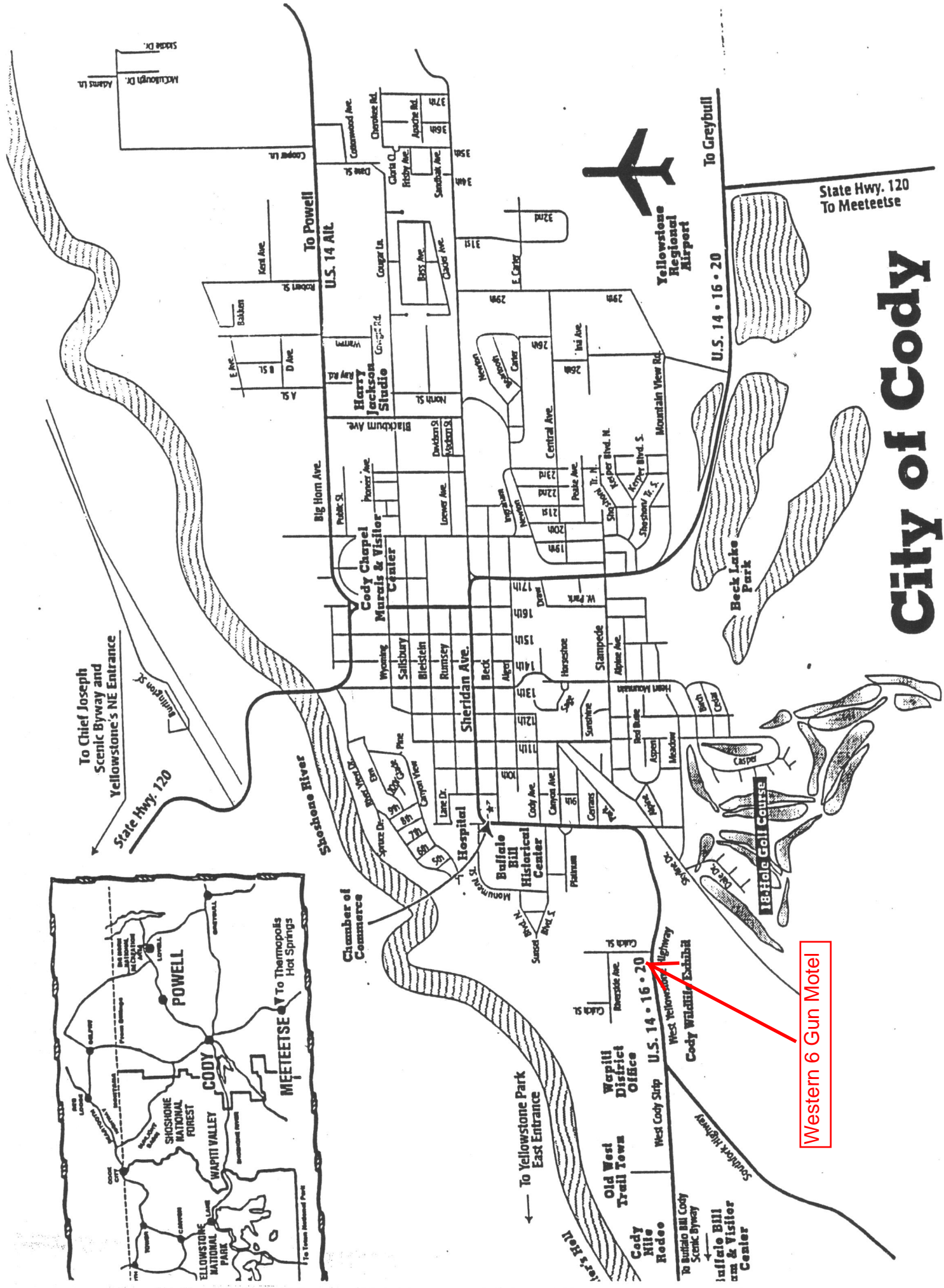
STATE OF WYOMING)
COUNTY OF PARK)

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY KENNETH T. QUINTILIANI AND KATHLEEN A. QUINTILIANI THIS _____ DAY OF _____, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____





Slate Hwy. 120
To Meeteetse

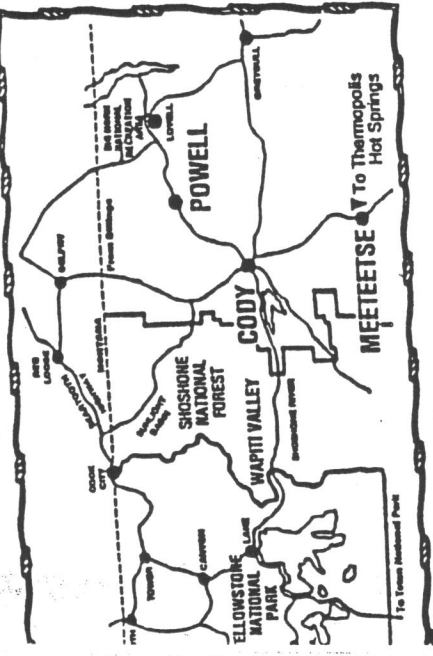
City of Cody

Western 6 Gun Motel

To Greybull
U.S. 14 • 16 • 20

Yellowstone
Regional
Airport

To Chief Joseph
Scenic Byway and
Yellowstone's NE Entrance
State Hwy. 120



To Yellowstone Park
East Entrance

Wepiti
District
Office

U.S. 14 • 16 • 20

West Yellowstone
Highway

Old West
Trail Town

Cody
Mile
Rodeo

To Buffalo Bill Cody
Scenic Byway

Buffalo Bill
Historical
Center

18-Hole Golf Course

Chamber of
Commerce

Cody Chapel
Marrs & Visitor
Center

Henry
Jackson
Studio

To Powell
U.S. 14 Alt

To Greybull
U.S. 14 • 16 • 20