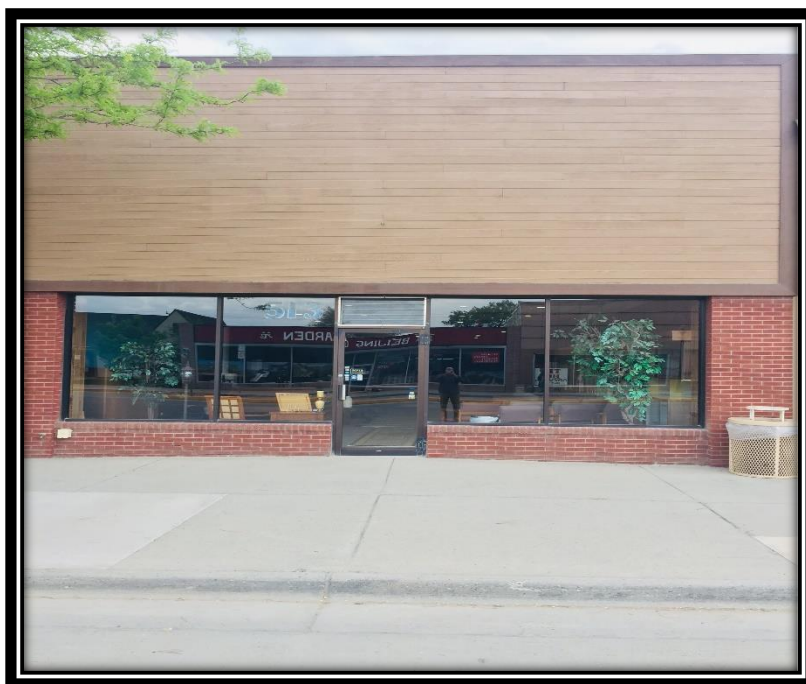


*RESIDENTIAL/COMMERCIAL
BUILDING IN DOWNTOWN
GREYBULL*



\$139,000



Canyon Real Estate, LLC
1327 Rumsey Ave., Cody, WY 82414
Office (307) 527-7092 Cell (307) 272-4114
Fax (307) 527-7093
www.canyonrealestate.net

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 GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



Residential/Commercial Building in Downtown Greybull

Located in the middle of Downtown Greybull next to the Greybull Chamber of Commerce is 3320 square feet of residential/commercial space with additional 2320 square feet in the basement. This building is perfectly located to maximize visibility for any retail or office business. The interior has been recently remodeled. The bathrooms are fresh and modern. The plumbing, electrical and roof have been upgraded. The building currently is being used as residential living space in the back with 3 bedrooms, one-3/4 bath, one-1/2 bath and a tile shower room and commercial in the front. The basement is clean and spacious providing extra storage room. The property has nice off-street parking. See additional documents for remodel details!

The little town of Greybull, Wyoming was named after a white or gray buffalo (bison) that used to roam the area. Greybull is also recognized by having numerous fossil dig sites from the era of the dinosaurs. Some of these sites contain extensively documented fossil-bearing deposits that date from 550 million years ago (Cambrian Period) to the present. These include world famous outcrops that contain dinosaur bones and track sites, ancient marine reptiles, and primitive mammal fossils. These deposits are located on privately held land as well as on public land, both state and federal.

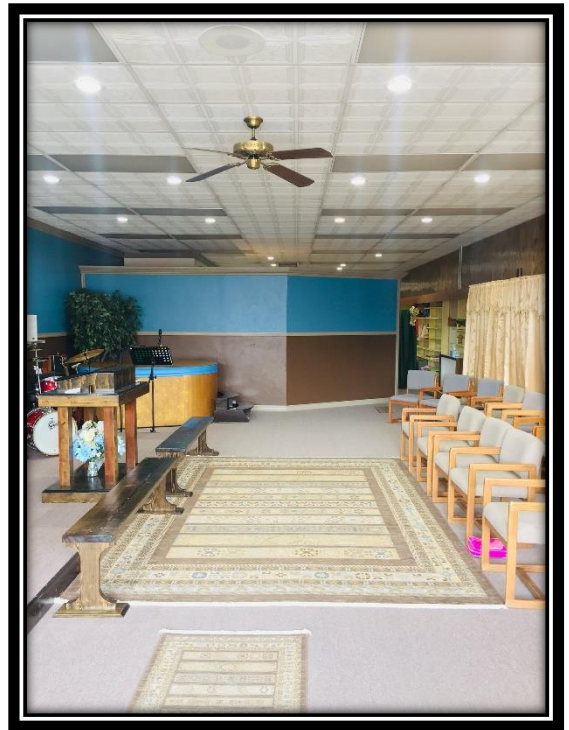
Shell is just one mile from the east entrance to Shell Canyon and the magnificent Big Horn Mountains, about an hour drive from Cody, Wyoming, and about a two-hour drive through the "most beautiful 50 miles in America" to the east entrance of Yellowstone National Park.

Recreational opportunities are endless including hunting, hiking, fishing, ATV's, horse riding and more! National Forest and Cloud Peak Wilderness are minutes away!





*Front Door - Looking out onto
Main Street*

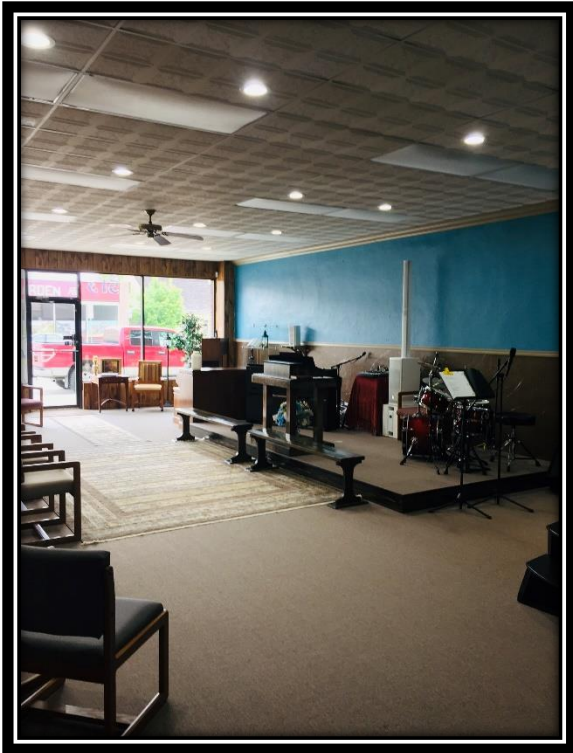


Front Room



Shelving





Platform in Front Room



Shelving in Front Room





Middle Room Trim



Middle Room

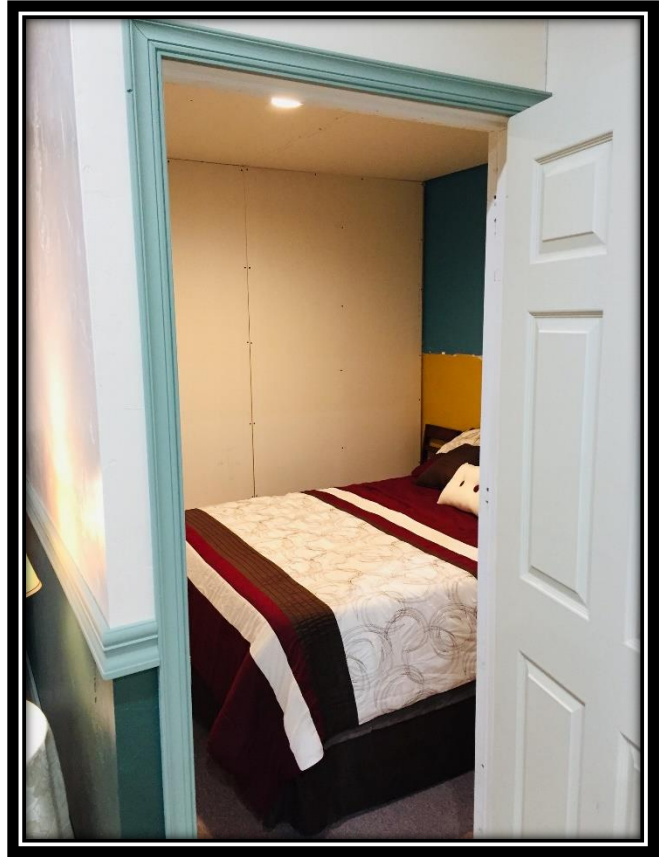


Sitting Area in Middle Room





Door to Bedroom



Middle Room Bedroom



*Door to Middle Room
Bathroom*

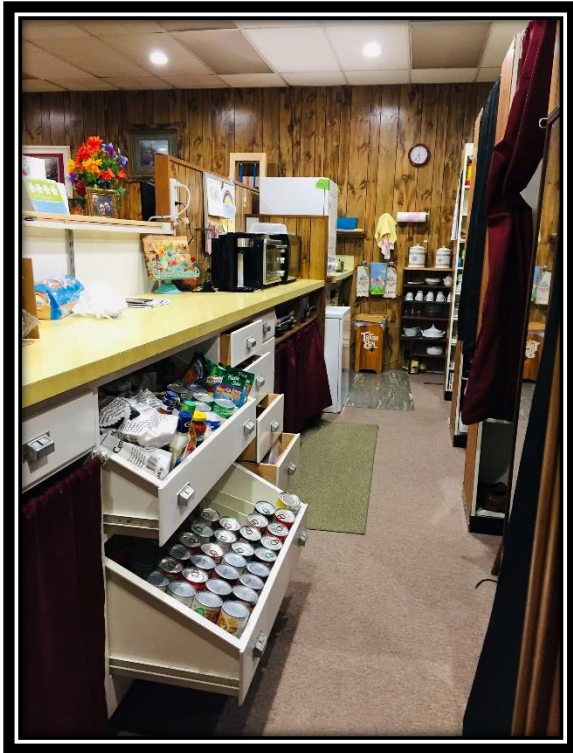
Middle Room Bathroom

34 Bath





Kitchen Hall



Kitchen



Kitchen Storage





Washer/Dryer



Bedroom Two



Bedroom Three



½ Bath



Tile Shower Room

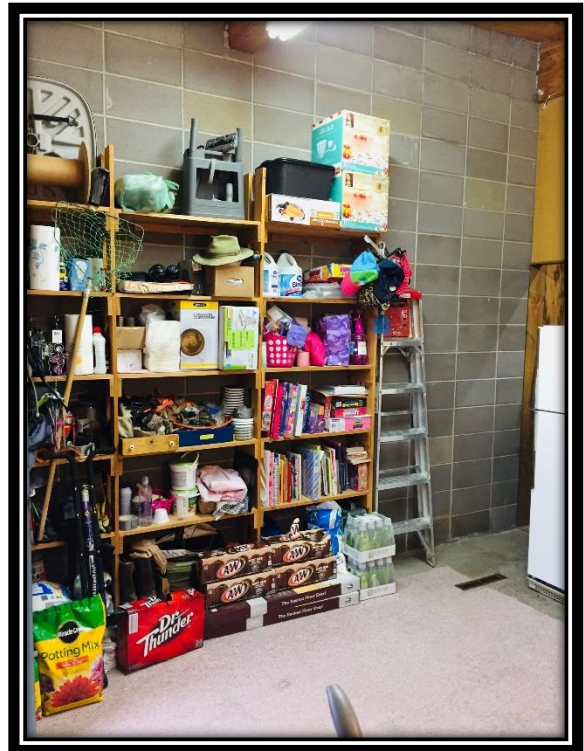




Bonus Room

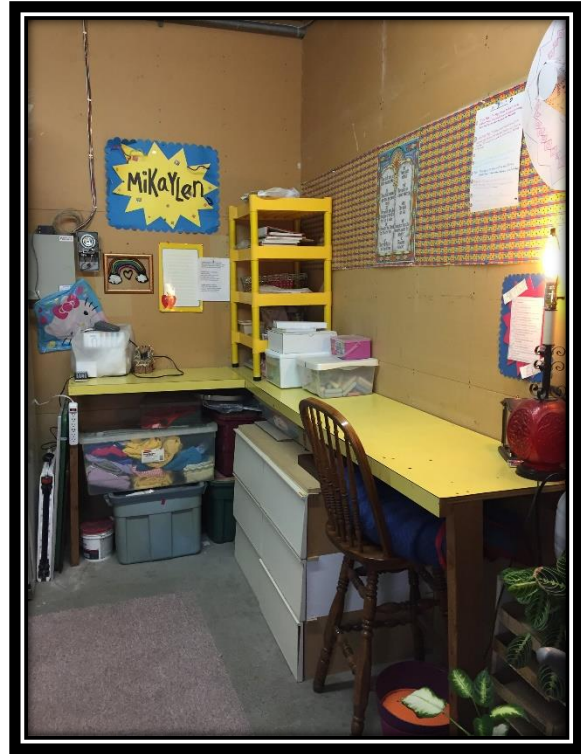


Hallway to Back



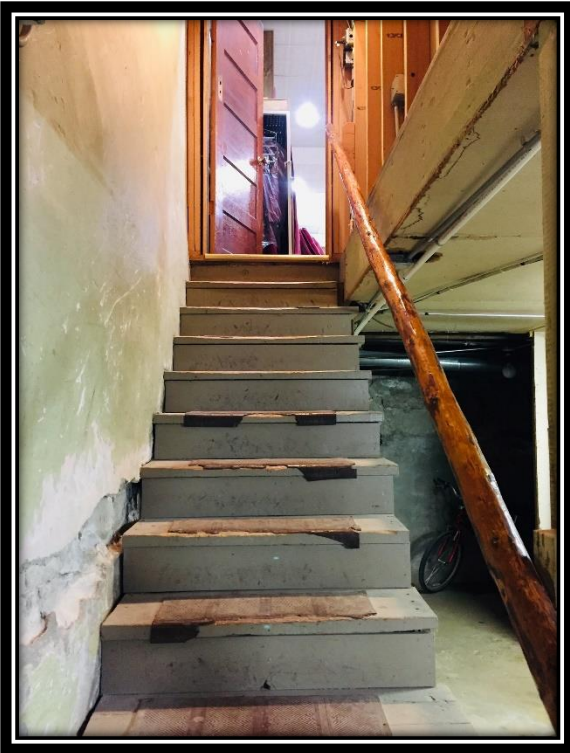


Back Room

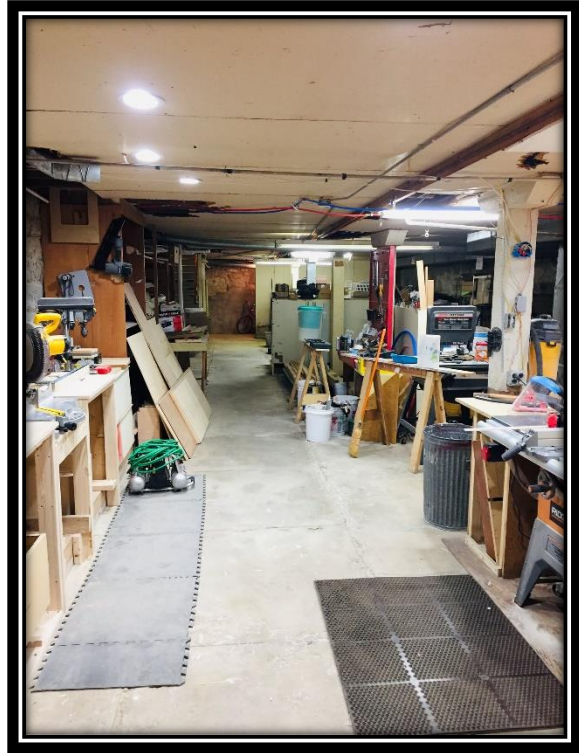


Door To Alley





Stairway to Basement



Alley





Front View

Main Street



MLS #: R10014769A (Active) List Price: \$139,000

513 Greybull Ave Greybull, WY 82426



House Design: 1 Story
Bedrooms: 3
Total # Baths: 2
Apx Year Built: 1920
Apx Total SqFt: 5640
Additional Living Units: No
Basement: Yes
Basement Entry: Interior Only
Basement Type: Full
Basement Completion: Not Finished

Area: S Big Horn in Town
Subdivision: Original Town of Greybull
School District: Big Horn County District #3
Mobiles Allowed: No
Modulars Allowed: No

Apx Above Grade SqFt: 3320 Apx Below Grade SqFt: 2320 # Full Baths: 0 # Half Baths: 1 # 3/4 Baths: 1

Natural Gas Company: Wyoming Gas Electric Company: Rocky Mountain Power

Sewer: City Primary Water Type: City Cooling Type: Central Air

Primary Heat: Forced Air Primary Fuel Type: Natural Gas

Assessment \$: 0 HOA: No

Irrigation Fees \$: 0 Other \$: 0

Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc	Room Type	Level	Sz/Desc
Kitchen	Main		1/2 Bath	Main				
Living Room	Main			Main	Shower Room			
Bedroom	Main							
Bedroom	Main							
Bedroom	Main							
3/4 Bath	Main							

Additional Room Info: 3 bedrooms, in the back living space. The basement is clean & spacious providing extra storage. Offers Off-street parking.

Inclusions: Refrigerator, washer/dryer, all shelving, platform

Exclusions: Sellers personal property

Apx Irrigated Acres: 0 Apx Deeded Acres: 0.08 Apx Lot SqFt: 3485

Taxes TBD: No Tax Year: 2018 Total Tax \$: 636.66 Taxed w/Other Land: No

Property Rights: Fee Simple Parcelable: No Adj to Public Land: No River/Stream Front: No

Covenants: No Detailed Zoning: Big Horn County Commercial

Seller Fin: No Disclosures: Yes

Legal Description: Lot 4, Block 5, OT, Greybull, Big Horn County, Wyoming

RdAccs: Public RdMaint: Public RdSrvc: Paved (Asphalt/Concrete)

Construction: Block, Frame

Exterior Siding: Brick, Stone, Wood

Roof: Tar/Gravel

Garage/Type Stalls: None

Exterior Features: Natural Gas to Property

Heating Stove Type: None

Fireplace Type: None

Interior Features: Ceiling Fan(s), Handicap Access, Mud Room, Pantry, Sump Pump, Water Softener (owned)

Comments: This turnkey building on main street in downtown Greybull is 5,640 SF of commercial/residential space. Recently remodeled to include LED lighting, tiled bathroom amenities, an Eccotemp tankless hot water system, a full building supply Addie water softener system & newly installed Carrier commercial HVAC unit. Currently being used as residential living space in the back and commercial in the front.

Directions to Property: On Main Street in downtown Greybull.

Subject to 1031: No

Office Name: Canyon Real Estate, LLC (#.46)

Listing Office: 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.

MLS #: R10014769A

Improvements to 513 Greybull Ave.

2015:

Moved into property in March

Installed Kerdi System Tile Shower, plumbing, ceiling exhaust with external venting, shelving and completed with paint and custom cut molding and trim in alley entrance of building.

2017:

Repaired roof with elastomeric sealant and black jack roofing compound and replaced some acoustic ceiling tiles in building.

Installed Addie Water Softener System on entire water system with custom plumbing.

Installed hot and cold outlets in front of building as well as exhaust drain.

Installed 2 in floor sump pumps with proper electric and plumbing in opposite corners of basement floor. One alley side and the other street entrance side. All pumps are self running and require no maintenance.

Water softener in basement is self draining and has a separate pump that requires no maintenance.

2018:

Installed Eccotemp natural gas on demand tankless water heater and all plumbing to all upstairs water outlets as well as double wall stainless steel 4" exhaust vent to roof from basement.

Installed 12' x 4' x 10' high custom bathroom in middle of building for public and personal use including: traditional pan style curb-less tile shower with custom water fixtures, plumbing, venting to roof for fan and plumbing exhaust. Custom shelving and custom molding. Recessed lighting and exhaust fan. Red Oak floating countertop with glass vessel bowl sink and faucet. Installed custom electric 6 gallon water heater for that bathroom (sink only) with temperature controls and all plumbing in basement. Custom vinyl flooring and wallpaper. Electric soap dispenser and wall mount paper towel dispenser. Installed custom molding and door casing in bathroom. Shower is supply on demand water.

Built 8'x8' bedroom adjoining shower.

Built custom wall separating front entrance room of building from middle area of building. Installed sheetrock, custom molding, and paint. Applied Custom wall stencils to that room area. Installed electrical outlets in room.

Replaced all existing florescent overhead lighting with LED custom recessed lighting and installed some custom switches in front and middle rooms of building.

On July 17th a Carrier Commercial Furnace was installed by an HVAC licensed installer including 2 alarm condensate pumps for Furnace Drainage. Entire building is forced Central Air and Natural Gas heating with floor vents. An Ecobee Digital Thermostat was also installed onto system at that time that can be controlled by a mobile app as well as wall unit. 2 UV lights were installed in venting ductwork. One light on each leg of the vent system that feeds the entire building.

2019:

Final roof details were finished with light touches of roofing cement on rear alley portion of building as ongoing maintenance.

Big Horn County Wyoming MapServer





IMPORTANT NOTICE
Canyon Real Estate, LLC
(Name of Brokerage Company)
REAL ESTATE BROKERAGE DISCLOSURE

When you select a Real Estate Brokerage Firm, Broker or salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent/ (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed or ratified by the Seller.

Customer. (No written agreement with Buyer or Seller)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer's risk. The customer should not tell the broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the **obligations** enumerated below for Intermediaries which are marked with an asterisks. W.S. 33-28-310(a).

Buyer's Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed or ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counteroffers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction; *
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party; *

WAR Form 410-0709, Real Estate Brokerage Disclosure.
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Canyon Real Estate LLC, 1327 Rumsey Ave. Cody, WY 82414
Phone: 307-527-7092 Fax: 307-527-7093 Lance Bower

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

- disclose to prospective Buyers, known adverse material facts about the property;
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary — In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided (Seller) (Buyer) with a copy of this Real Estate Brokerage Disclosure and have kept a copy for our records.

Brokerage Company Canyon Real Estate, LLC

By Lance Bower

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____ (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____