

COMMERCIAL REAL ESTATE LOVELL WYOMING



\$289,000



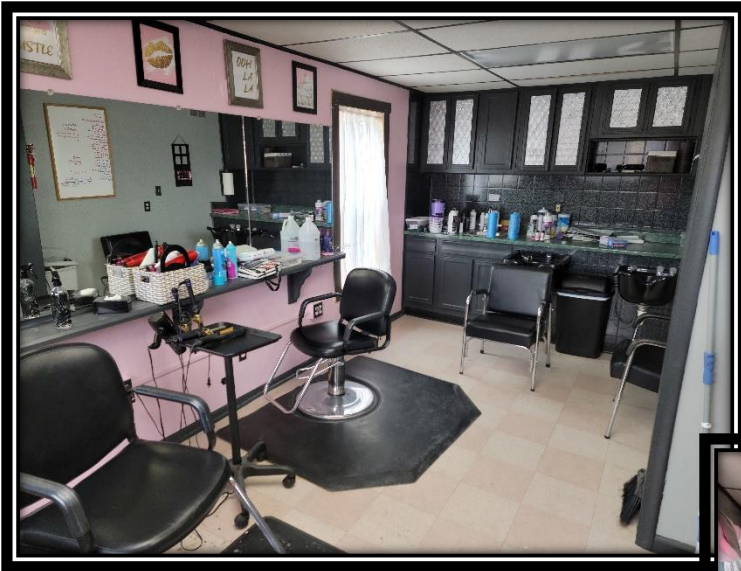
Canyon Real Estate, LLC
1327 Rumsey Ave., Cody, WY 82414
Office (307) 527-7092 Cell (307) 272-4114
Fax (307) 527-7093
www.canyonrealestate.net

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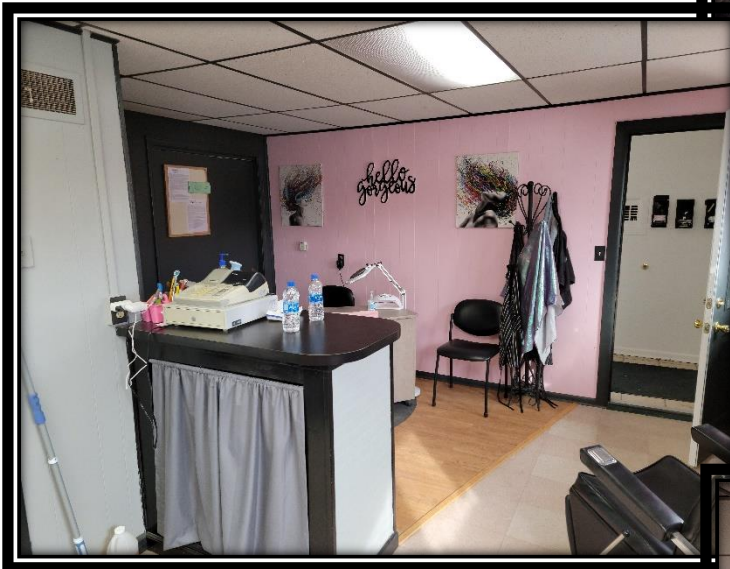
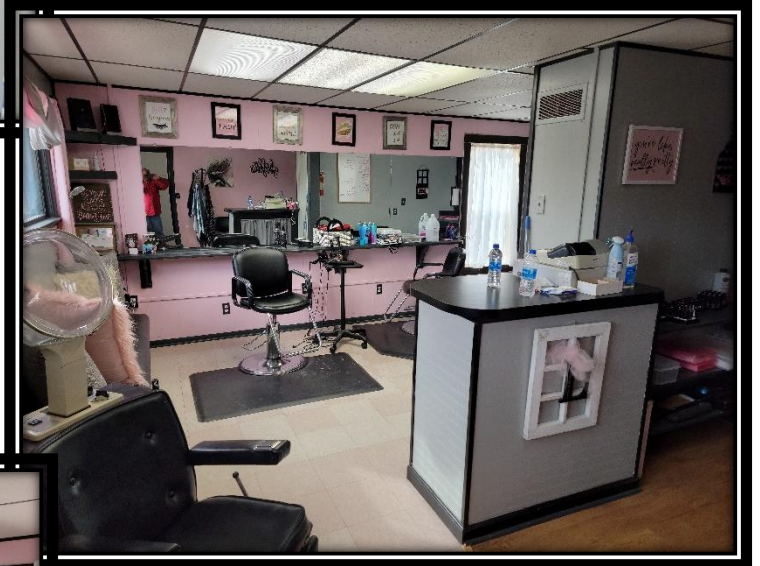


Income producing commercial real estate in downtown Lovell, Wyoming with room to develop/expand. The property offers 3 apartment units and an additional rental space currently being operated as a beauty salon. Updates and amenities include a newer roof, furnace, hot water heater, new paint and flooring, new LED lighting, new vanities, vinyl siding, handicap accessibility to salon and lots of off-street parking. 2 apartments have 1 year leases, 1 apartment is a month to month rental and the salon is a month to month rental. The seller pays all utilities (approximately \$350 per month). Tenants remove all snow. The location is excellent and a very short walk to main street and local businesses, a short drive to the Big Horn Mountains for outdoor recreation on National Forest with hiking, ATV and horseback riding, fishing, camping and hunting galore. Cody, Wyoming is less than a 1 hour drive and Yellowstone National Park is just down the road.





Unit 1 - Salon
Rents for \$450.00 per month
Month to Month

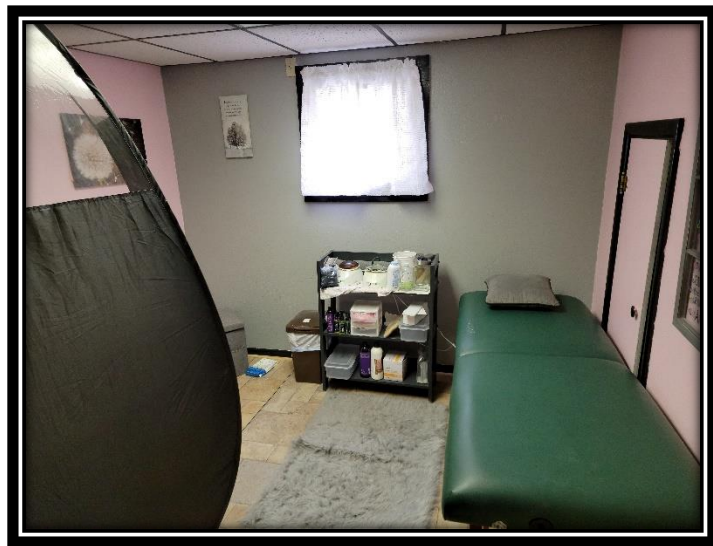


New Flooring & Paint

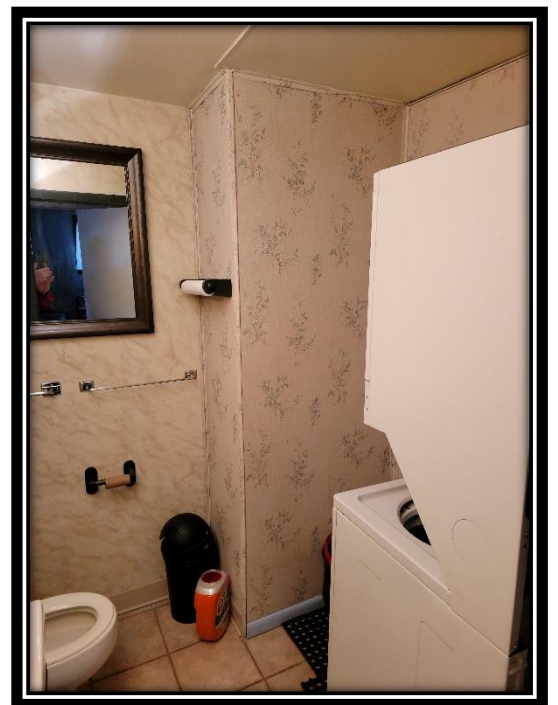




Salon



*Shower used to
be where
washer/dryer
is now*



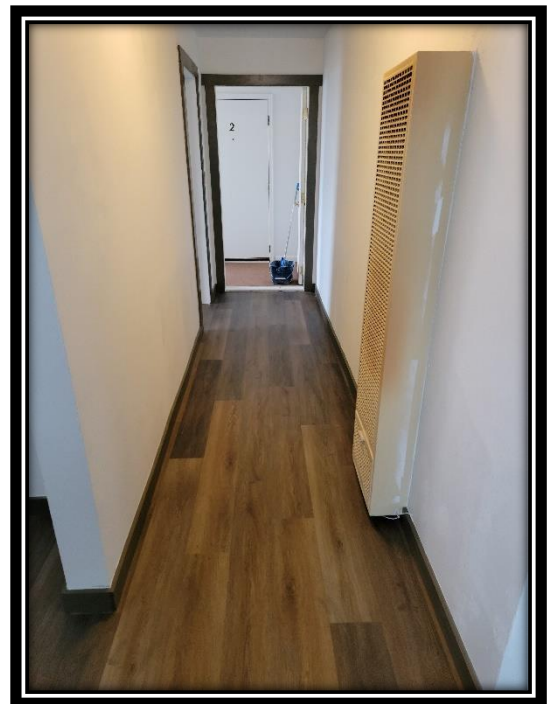
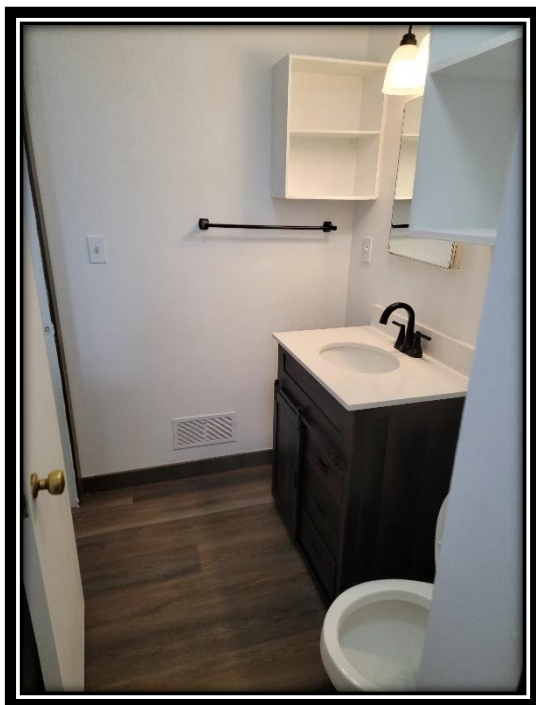


Unit 2 - 1 Bedroom Apartment
Rents for \$625.00 per month
Month to month lease



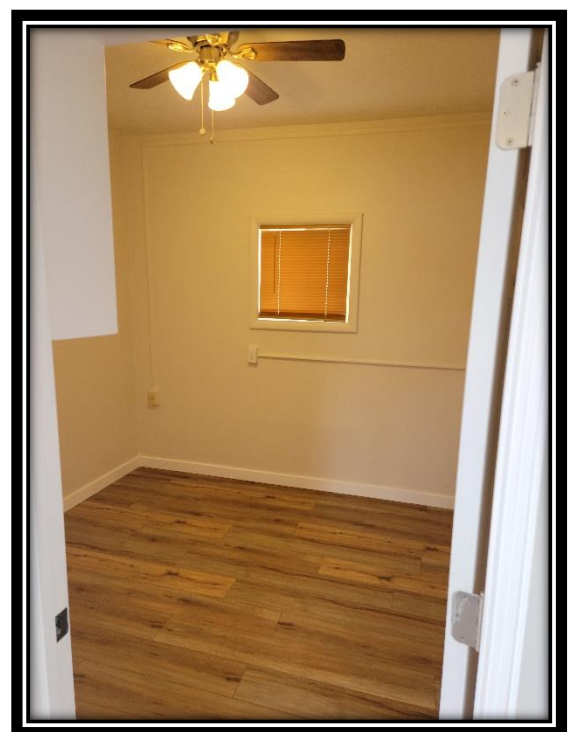


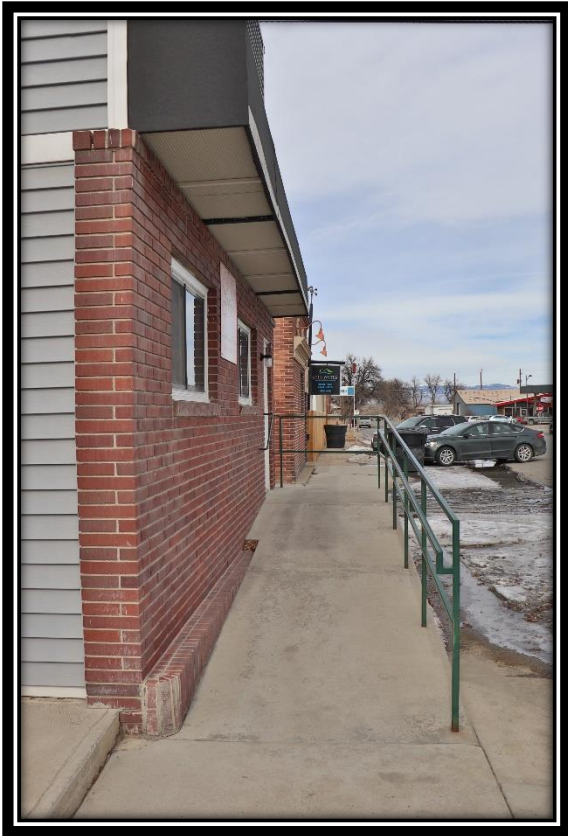
Unit 3 - 1 Bedroom Apartment
Rents for \$625.00 per month
1 year lease signed 2/2023





*Unit 4 - 1 Bedroom Apartment
Rents for \$550.00 per month
1 year lease signed 7/29/2022*





Front of Building to Salon with Ramp



South Side of Building



*Back View of Building
Entrance to Apartments*





Back of Lot



Storage Shed



Alley

Neighboring Businesses



Looking North towards Main Street



Looking South



MLS #: B10019798A (Active) List Price: \$289,000

450 Montana Ave Lovell, WY 82431



Business Type: Hair Salon,
Professional/Office, Retail
Apx Total Building SqFt: 1920
Restrooms: 4
Stories: 2
Apx Year Built: 1950

Area: N Big Horn in Town**Current Business Name:** Legends Beauty Studio**Equipment & Fixtures Included:** Yes**Inventory List:** No**Natural Gas Company:** Mon-Dak Utilities**Electric Company:** Rocky Mountain Power**Sewer:** City**Primary Water Type:** City**Primary Heat:** Forced Air**Primary Fuel Type:** Natural Gas

	Level	Size/Description
Retail Shop	Main	Rental Unit 1- Salon
Kitchen	Main	Rental Unit 2- 1 bdrm apt
Kitchen	Second	Rental Unit 3- 1 bdrm apt
Kitchen	Second	Rental Unit 4- 1 bdrm apt

Type of Other Structures: 10 x 12 storage shed**Inclusions:** See in documents.**Exclusions:** tenants personal property**Apx Deeded Acres:** 0.2**Apx Lot SqFt:** 8712.00**Property Rights:** Fee Simple**Parcelable:** No**Tax Year:** 2022**Total Tax \$:** 661.00**Taxed w/Other Land:** No**Personal Property Tax Year:** 0**Personal Property Tax \$:** 0.00**Detailed Zoning:** Lovell Commercial**Seller Fin:** No**Disclosures:** Yes**Legal Description:** 40' X 218' BEG 10' S NE CORNER 4 18 OT MF50-68/SD149-527 PERSONAL PROPERTY**Exterior Siding:** Vinyl Siding**Roof:** Membrane**Cooling:** Window Unit(s)**Commercial Features:** 220 Volt, Handicapped Access**Miscellaneous:** Other Structures**Parking Availability:** On Street, Private

Lease Info: Unit #1-Salon rents for \$450/mo-month to month, Unit #2 rents for \$625/mo-month to month, Unit #3 rents for \$625/mo-1 year lease signed 2/23, Unit #4 rents for \$550/mo-1 year lease signed 7/29/22.

Comments: Income producing commercial real estate in downtown Lovell, Wyoming with room to develop/expand. The property offers 3 apartment units and an additional rental space currently being operated as a beauty salon. Updates and amenities include a newer roof, furnace, hot water heater, new paint and flooring, new LED lighting, new vanities, vinyl siding, handicap accessibility to salon and lots of off-street parking. 2 apartments have 1 year leases, 1 apartment is a month to month rental and the salon is a month to month rental. The seller pays all utilities (approximately \$350 per month). Tenants remove all snow. The location is excellent and a very short walk to main street and local businesses, a short drive to the Big Horn Mountains for outdoor recreation on National Forest with hiking, ATV and horseback riding, fishing, camping and hunting galore. Cody, Wyoming is less than a 1 hour drive and Yellowstone National Park is just down the road.

Directions to Property: Main Street Lovell (Hwy 310), South on Montana Ave about a 1/2 block, property on your right.**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. The listing brokers offer of compensation is made only to participants of the NWBOR MLS where the listing is filed.

450 Montana Ave., Lovell – Inclusions

Apt 1 (Salon) - 3 chairs, 2- mats, 2 standing hair dryer, washer/dryer, AC unit.

Apt 2 - microwave, stove, fridge, AC unit.

Apt 3 - new stove, fridge, AC unit.

Apt 4 - microwave, small fridge, new stove. oil heater, AC unit.

Storage Shed

Big Horn County Wyoming MapServer



Big Horn County Wyoming MapServer

