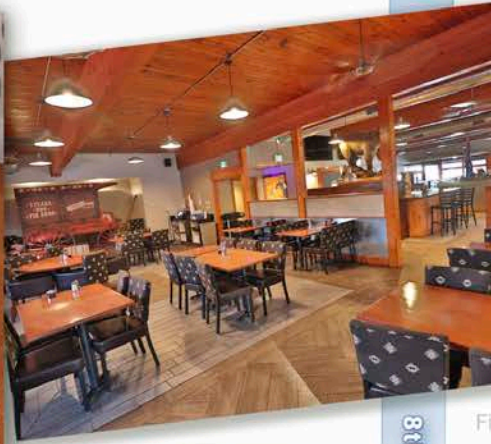


COMMERCIAL OPPORTUNITY



in Cody, Wyoming



BROKERone
REAL ESTATE

550 North Poplar Street, Casper, WY 82601
Office 307-234-2385 ~ Fax 307-472-5462
www.broker1realestate.com

Randall Hall ~ 307-234-2385

Canyon Real Estate, LLC

1327 Rumsey Ave., Cody, Wyoming 82414
Office 307-527-7092 ~ Fax 307-527-7093
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Lance Bower ~ 307-272-4114

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Wyoming Roadhouse in Cody, Wyoming

Wyoming Roadhouse is located in the center of downtown Cody, on a high traffic main street surrounded by beautiful hotels, a high-end RV resort, one block from West Park Hospital and the city's main attraction, Buffalo Bill Center of the West Museum. Its location is within walking distance of many popular attractions in Cody. The concept has a lot to offer to all demographics, especially considering the large summer tourist population looking for a unique western dining experience in a convenient location.





This restaurant offers an attractive design featuring inviting exterior elements such as an outdoor gas fire pit for guests and an outdoor dining patio. The interior features western decor and furniture, rustic wood and antique elements throughout. There is a full bar in the center of the restaurant and a gift shop at the entrance. The menu consists of 3 main components: Steaks, BBQ, and a Pie shop which includes burgers, sandwiches, salads, and seafood. The kitchen is well equipped with all equipment needed to prepare menu items including a 200+lb capacity state-of-the-art rotisserie gas-fired wood smoker. Large, off-street parking lot and ample street parking for RVs and overflow.



Includes Real Estate
8,244 SF building
Built in 1958
On .86 acres



Additional 1-acre adjoining property with 8646 SF. commercial/retail building available.

AREA INFORMATION

Cody, Wyoming ~ Park County

Founded in 1896 by the legendary Colonel William F. "Buffalo Bill" Cody, Cody, Wyoming is a welcoming community replete with outdoor adventures, fine dining, distinctive shops, accommodations ranging from rustic to ritzy, and the unparalleled Buffalo Bill Center of the West. Cody's charming Wild West ethos plays happy host to nearly a million visitors every year, providing nightly rodeos, re-enactments, concerts and more. The heart of Yellowstone Country, Cody is located just 50 miles from the east entrance and 80 miles from the north-east entrance of Yellowstone National Park.

Residential Population (2023): 10,389
Estimated Tourist Population (2022): 700,000



Benefits of operating in Wyoming:
No Corporate income tax
No personal income tax
No inventory tax
No Franchise tax
Low Property tax
Favorable incorporation laws



rs, Creeks, Lakes
 | Aerial Photography (hi res, limited areas)
 ways
 ity Roads
 porated Towns
 wstone National Park
 rest Service
 au of Reclamation
 s of Wyoming

Park County provides this map for illustrative purposes only and assumes no liability
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 printed 1/8/2024



Park County Wyoming MapServer



Take advantage of this RARE opportunity to own and operate this premier restaurant in a popular tourist location within the highly desirable, fast-growing region of NW Wyoming. The owner is retiring. All operations are turn-key and currently managed by an oversight team including directors and supporting office staff.



PRICING

WYOMING ROAD HOUSE – CODY, WY
REAL ESTATE, BUSINESS AND LIQUOR LICENSE
\$1,848,000



Randall Hall ~ 307-234-2385



Lance Bower ~ 307-272-4114

Living in Yellowstone Country

The view on any given day, at any time of day, in any season will be different and not repeatable as you drive out of Cody through Yellowstone Country. All that you have to do is take the time to observe the sky and the landscape. Here, we learn patience and an understanding of nature. Yellowstone Country has a lifestyle for the nature lover, the sportsman and those that just want that wide open spaces and peaceful lifestyle. We are surrounded by stunning natural landscapes, including the nearby Absaroka Range and the gateway to Yellowstone National Park. If you love outdoor activities like hiking, fishing, hunting, and camping, you'll find plenty of opportunities right in your backyard.

A few miles east of Cody you can see wild horses roaming the McCullough Peaks. South of town you can find petroglyphs a few miles off of the road and further south, go soak in hot springs. Head north and the views of the rugged Beartooth mountains which loom majestically over Clark will take your breath away. Their rugged beauty and unique geology make them a fascinating and awe-inspiring natural wonder. Westward, up the Southfork of the Shoshone River you can appreciate the dangerous sport of ice climbing in the winter and watch wildlife or camp or hike in the summer. The famous Thorofare trail is accessed from the Southfork. The Thorofare area is the most remote wilderness in the lower 48 states. Following the Northfork highway west out of Cody, the scenic 50-mile drive from Cody, Wyoming, to the East Entrance of Yellowstone National Park is one of the most beautiful and iconic routes in the region. A favorite pastime in the winter months for locals is to take this drive to view the Big Horn sheep that are often down along the road. Northwest of Cody is the Chief Joseph Scenic Byway and the Beartooth Highway where you may see mountain goats at the higher elevations.

Pride in its Western heritage runs throughout Yellowstone country and you'll find that cowboy culture is deeply ingrained in the town of Cody's identity. Rodeos, Western art, and events celebrating this heritage are common. The world-renowned Buffalo Bill Center of the West museum complex is dedicated to preserving and sharing the history and culture of the American West and includes five museums, each focusing on different aspects of Western history, art, and culture. Cody's proximity to Yellowstone National Park makes it a tourist destination during the summer months. While this brings economic benefits to the town, it also means that the population can fluctuate with the tourist season.

Wildlife is abundant in Yellowstone Country including the town deer. We watch for deer, antelope, fox, turkey, a loose cow or any number of wildlife about to run across the road or a herd of elk slowly crossing the road around the next corner even though the road sign says we can drive 65 miles per hour. In Yellowstone country you can have the lushest garden one could imagine and also pick wild fruit and berries. If you appreciate hunting and fishing, we have licensed hunting and fishing seasons and you will also see ice fisherman on the Buffalo Bill Reservoir on cold blue ice days. All seasons of the year offer opportunities to 'hunt' with your camera. Yellowstone country is surrounded by beautiful natural landscapes, including mountains, rivers, and forests, making it an ideal destination for outdoor enthusiasts. Activities such as hiking, mountain biking, horseback riding, fishing and rodeo are popular during the summer months. Winter months offer skiing, snow shoeing and ice climbing. The stars brilliantly light the skies at night. The sunrises and sunsets defy your imagination. Life is slower paced as each new day awaits a new adventure in Yellowstone Country.



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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- 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 _____