

MLS #: B10004856A List Price: \$479,000

143 2nd St E Powell, WY 82435



BUSINESS TYPE: Other **AREA:** Powell in Town
APX TOTAL BUILDING SQFT: 6988
RESTROOMS: 8
STORIES: 2
APX YEAR BUILT: 1909

CURRENT BUSINESS NAME: None
EQUIPMENT & FIXTURES INCLUDED: No

YEAR BUSINESS STARTED: 2004
INVENTORY LIST: No

NATURAL GAS COMPANY: Mon-Dak Utilities
SEWER: City **PRIMARY WATER TYPE:** City

PRIMARY HEAT: Forced Air

ELECTRIC COMPANY: City
PRIMARY FUEL TYPE: Natural Gas

Level:	Size/Description:
Office AreaM	Main Office
Leased SpaceM	Parlor News
Leased SpaceM	Barber Shop
Leased SpaceM	Sweet Tooth Candy
Office AreaM	Small Office
Misc Room2	Apartment 1
Misc Room2	Apartment 2
Office Area2	Upstairs Office

TYPE OF OTHER STRUCTURES: None

INCLUSIONS: None

EXCLUSIONS: Tenants personal and business equipment within leased space.

APX # ACRES: 0

APX LOT SQFT: 3500

PROPERTY RIGHTS: Fee Simple

PARCELABLE: No

COUNTY TAX ID: 02000104508001

TAX YEAR: 2010

TOTAL TAX \$: 3363.00

TAXED W/OTHER LAND: No

PERSONAL PROPERTY TAX YEAR: 0

PERSONAL PROPERTY TAX \$: 0

DETAILED ZONING: Powell Business General (BG)

SELLER FIN: No

DISCLOSURES: Yes

LEGAL DESCRIPTION: O.T. S2 LOT 8 BLK 45

EXTERIOR SIDING: Brick

COMMERCIAL FEATURES: 220 Volt, 3-Phase Electric, DSL/Cable, Security System

ROOF: Single-Ply Roof

COOLING: Central Air

MISCELLANEOUS: P & L/Cash Flow Available, Building Currently Leased, Main Street Frontage

PARKING AVAILABILITY: Street

COMMENTS: The center of Powell's business district is the historic 1909 Bank Building. Beautifully restored in 1996 the property consists of six offices, 2 apartments, retail tenant spaces plus high traffic intersection and all units currently rented. Great building to put your business in plus have living quarters.

DIRECTIONS TO PROPERTY: The corner of Bent Street and 2nd Street in Powell.

SUBJECT TO 1031: No

OFFICE NAME: Running Horse Realty (#:43)

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