

**FLEXIBLE CONDO UNITS**  
**812/820 PLAZA LN, LARAMIE, WY**



# INVESTMENT/OWNER USER OPPORTUNITY

## LEASE, OCCUPY OR GROW

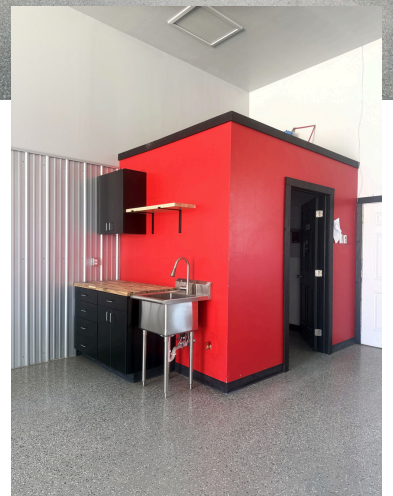
Opportunity to acquire a six-unit flex industrial property offering both investment potential and owner-user flexibility.

Three units are currently leased, providing immediate rental income, while the remaining available contiguous space offers occupancy options for an owner-user or additional leasing opportunities.

## EFFIE BADER, OWNER/ASSOCIATE BROKER

Laramie Land Company  
(303) 880-0909  
effiebader@yahoo.com

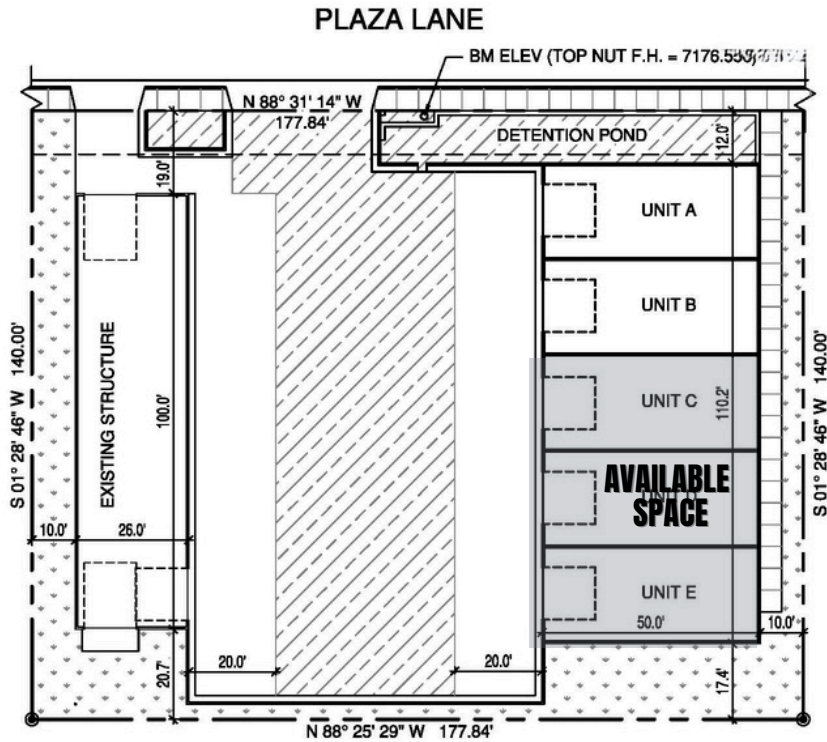
**\$975,000 SALE PRICE**





## Property Highlights

- Six flex industrial units, 1,100 SF to 2,600 SF
- 220 Electrical
- Drive-in doors
- Individually metered for gas/electric
- Three units currently leased
- Immediate rental income
- Two Remodeled units featuring epoxy floors, kitchenettes, and ADA restrooms
- Flexible space suitable for contractors, service businesses, warehousing, light industrial, and commercial users, C-2 Zoning
- Located within minutes of US 287 and I-80



**EFFIE BADER, OWNER/ASSOCIATE BROKER**

Laramie Land Company  
 (303) 880-0909  
 effiebader@yahoo.com