

FOR SALE



PREMIER CORNER LOT IN DOWNTOWN CODY

1201 Beck Ave. Cody, WY 82414

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Exceptional commercial opportunity on a high-visibility corner lot in Cody with approximately 180 feet of street frontage. Located in a premier location of downtown Cody with strong traffic exposure and steady pedestrian and tourist activity, the property sits in the same block as the historic Irma Hotel, one of the area's most recognizable destinations. Offering a rare blend of history, charm, and flexibility, the site is well suited for retail, office, restaurant, coffee shop, boutique, or mixed-use redevelopment. Convenient access to surrounding businesses and established commercial activity makes it an excellent opportunity for both owner-users and investors seeking a standout location in the heart of Cody.

PROPERTY HIGHLIGHTS

- Prime downtown Cody corner location
- Located in the same block as the Irma Hotel
- Approximately 180' of street frontage
- Iconic 1950s Texaco service station architecture
- High visibility with strong street & tourist traffic exposure
- D-2 zoning offers flexible commercial uses
- Potential uses include retail, restaurant, bakery, coffee shop, office, or mixed-use development
- Redevelopment and investment opportunity
- Located near downtown Cody's core business & tourism corridor
- Rare opportunity to own a distinctive, high-profile property

PROPERTY DETAILS

LOCATION INFORMATION

Street Address	1201Beck Ave.
City, State, Zip	Cody, WY 82414
County	Park
Market	Multi-Purpose
Cross-Streets	12 th St. & Beck Ave.

PROPERTY INFORMATION

Property Type	Multi-Purpose
Zoning Property	Cody Gen Biz Dist. (D-2)
Lot Size	6,500 SF or .15 acres
Parking Spots	4 on-street
Restrooms	2

Sale Price

\$989,000.00

BUILDING INFORMATION

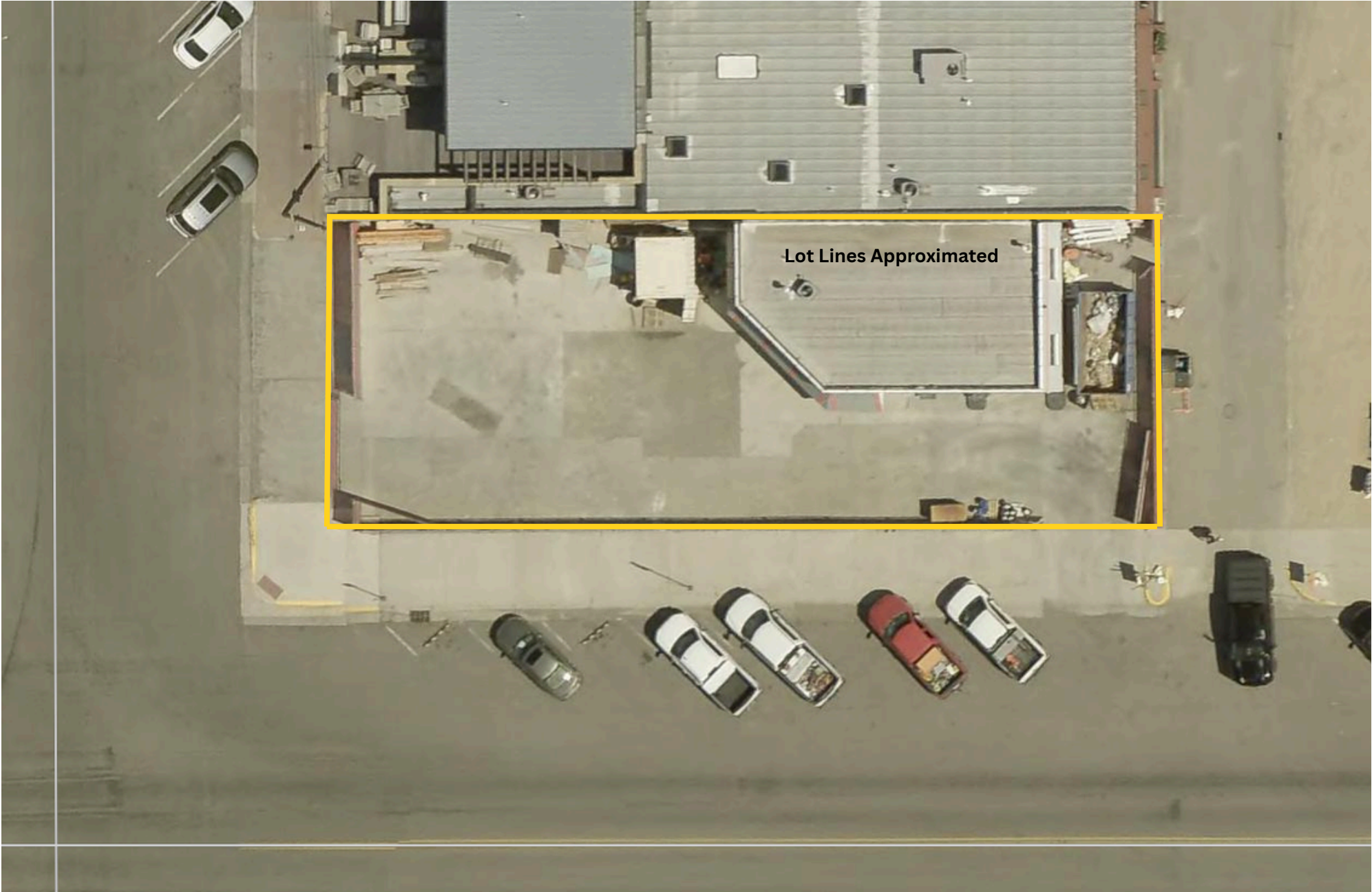
Building Size	1,225 SF
Building Class	A
Number of Floors	One
Year Built	1955
Free Standing	Yes



ADDITIONAL PHOTOS



LOT LINE DETAILS

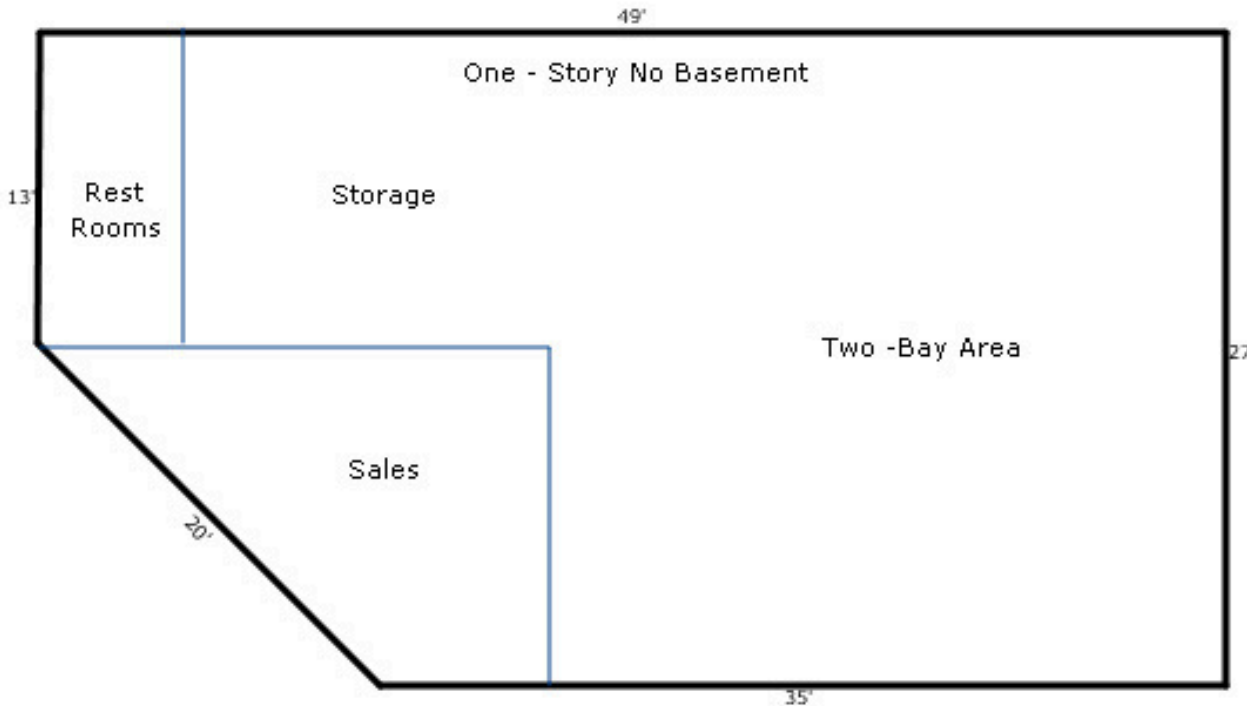


ANTLERS REALTY, INC.  

802 Canyon Ave. Cody, WY 82414 307.272.5757 www.codyproperty.com

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FLOOR PLAN



Discover Opportunity in the Heart of Cody, Wyoming

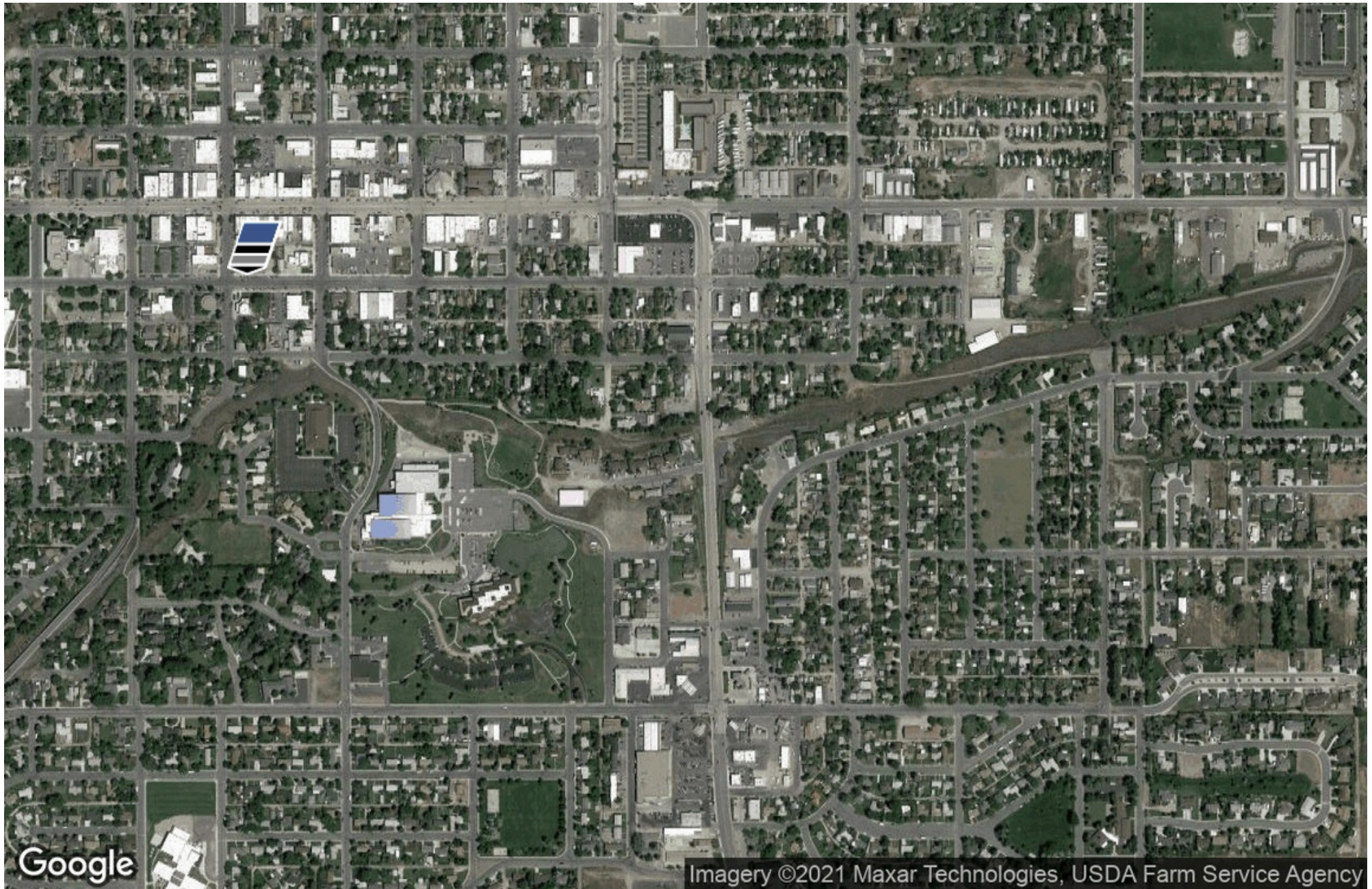
Cody, Wyoming is a community on the rise—where heritage meets progress and opportunity meets natural wonder. Positioned just minutes from the East Entrance of Yellowstone National Park, this gateway town is experiencing steady economic and population growth, making it an ideal location for investment.

With a thriving tourism industry, a strong agricultural backbone, and a growing appreciation for the arts, Cody has become a hub for entrepreneurs, creators, and outdoor enthusiasts alike. The downtown area is alive with new businesses, locally owned shops, art galleries, and restaurants, all contributing to a vibrant and walkable commercial district.

Infrastructure upgrades, including recent enhancements to healthcare facilities and public schools, reflect the town's forward-thinking commitment to support a growing population. Year-round recreational access—fly fishing, hiking, hunting, snowmobiling, and more— attracts both visitors and future residents seeking an active lifestyle with scenic beauty at every turn.

As Cody continues to evolve, it retains its small-town spirit while embracing innovation and sustainability. Whether you're establishing a new venture or expanding your portfolio, there's no better time to invest in a community that's going places.

AERIAL MAP



ANTLERS REALTY, INC.  

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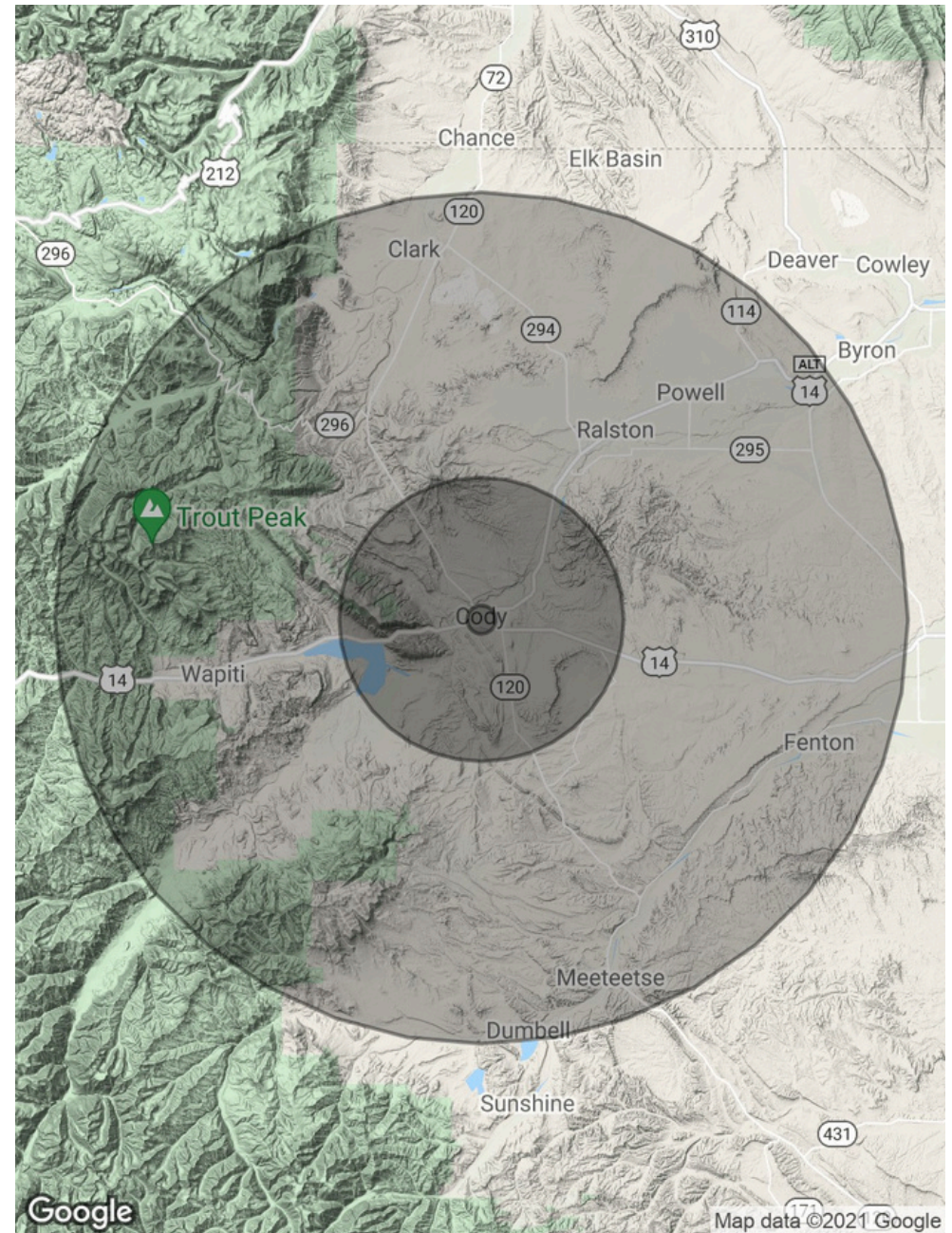
DEMOGRAPHICS MAP & REPORT

RACE

Total Population - White	26,316
% White	88.8%
Total Population - Hispanic	1,697
% Hispanic	5.7%
Total Population - Multiracial	1,056
% Multiracial	3.6%
Total Population - Native American	285
% Native American	1.0%
Total Population - Asian	211
% Asian	0.7%
Total Population - Black	59
% Black	0.2%

POPULATION

Total Population Percent	29,878
Change from 2010	+5.8%
Persons under 21 years	24.8%
Persons between 21 and 65 years	51.1%
Persons 65 years and over	24.1%
Female Persons	50.4%



DISCLAIMER



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This Material is intended strictly for use by parties interested in evaluating a potential acquisition of the Property. It may not be copied, distributed, or disclosed to others without the prior written consent of the Broker or Seller. The Material does not claim to be comprehensive or to include all details a purchaser may need. All information presented has been obtained from the Seller and other sources and has not been independently verified by the Broker or Seller. Prospective buyers are responsible for conducting their own due diligence regarding the Property and any associated financing options.

The Seller reserves the right to withdraw the Property from the market at any time, for any reason, and is under no obligation to accept any offer. A sale shall occur only upon the execution and delivery of a formal purchase and sale agreement, on terms and conditions solely acceptable to the Seller. By submitting an offer, a prospective purchaser acknowledges and agrees to the terms outlined above and releases the Seller and Broker from any liability related to the information provided herein.