

## OFFERING MEMORANDUM

# ROOSTER'S CAFE

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PREMIER COMMERCIAL INVESTMENT OPPORTUNITY  
1651 8TH STREET | CODY, WYOMING



8,244 SF FREESTANDING COMMERCIAL BUILDING | HIGH VISIBILITY MAIN STREET LOCATION | MULTIPLE REDEVELOPMENT SCENARIOS

*PRESENTED BY:*

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1327 Rumsey Ave., Cody, Wyoming

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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1651 8TH STREET

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# PROPERTY SUMMARY

1651 8TH STREET | CODY, WY 82414



## Property Summary

Price:	\$1,699,000
Building SF:	8,244
Price / SF:	230.
Rentable SF:	8,244
Lot Size:	37,450 SF
Parking:	10+
Year Built:	1958
Zoning:	Commercial

## Property Overview

1651 8th Street is a high-visibility commercial building located along one of Cody's primary corridors. The property consists of 8,244 square feet situated on approximately 0.86 acres with strong street presence and ample on-site parking.

The strength of this asset is the real estate itself - location, frontage, parking, and flexible commercial zoning. While the building is currently operating as Rooster's Café, the existing restaurant use does not define the long-term value of the property. The layout and infrastructure allow for professional office, medical conversion, retail, multi-tenant investment, or continued hospitality use.

The property presents a fundamentally solid commercial investment suitable for an owner-user or investor seeking long-term stability and repositioning potential in a proven Cody location.

## Location Overview

Positioned in the heart of Cody with direct frontage along 8th Street, the property benefits from steady year-round local traffic as well as strong seasonal tourism driven by Yellowstone National Park and regional attractions. Surrounding commercial uses include medical, retail, hospitality, and professional services, supporting a wide range of future applications.

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# INVESTMENT HIGHLIGHTS

1651 8TH STREET | CODY, WY 82414

- 8,244 SF Freestanding Commercial Building
- 0.86 Acres with 8th Street Frontage
- Park County 2025 Assessed Value in Excess of \$2,000,000 (Real Estate Only)
- Commercial Zoning
- Strong On-Site Parking Ratio
- High-Visibility Corridor Location
- Multiple Repositioning or Conversion Scenarios
- Suitable for Owner-User or Investment Strategy
- Existing Improvements in Excellent Condition



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# PROPERTY DESCRIPTION

1651 8TH STREET | CODY, WY 82414



## Property Description

1651 8th Street is an 8,244 square foot freestanding commercial building located along one of Cody's primary commercial corridors. The property sits on approximately 0.86 acres with direct frontage on 8th Street, strong traffic exposure, monument signage, and a substantial on-site parking field capable of supporting a wide range of commercial uses.

From a real estate standpoint, the asset offers the fundamentals that investors and owner-users seek, including visibility, access, site size, and flexible commercial zoning. The building footprint and existing infrastructure allow for multiple configurations, whether maintained as a single-user occupancy or repositioned into a multi-tenant layout.

While currently operated as a restaurant, the existing use should be viewed as transitional rather than defining. The structure is adaptable for professional office, medical office conversion, retail, service-based business, or continued hospitality use. The parking capacity and site layout provide flexibility that many infill properties in Cody do not offer.

The improvements are in solid condition and represent meaningful replacement cost value relative to new construction. For an owner-user, the property offers immediate functionality in a proven commercial location. For an investor, it provides a clear path to repositioning, lease-up, or conversion supported by year-round local demand and strong seasonal tourism.

This is a well-located commercial asset with flexibility, scale, and long-term viability in the Cody market.

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# EXISTING IMPROVEMENTS – FLEXIBLE COMMERCIAL LAYOUT

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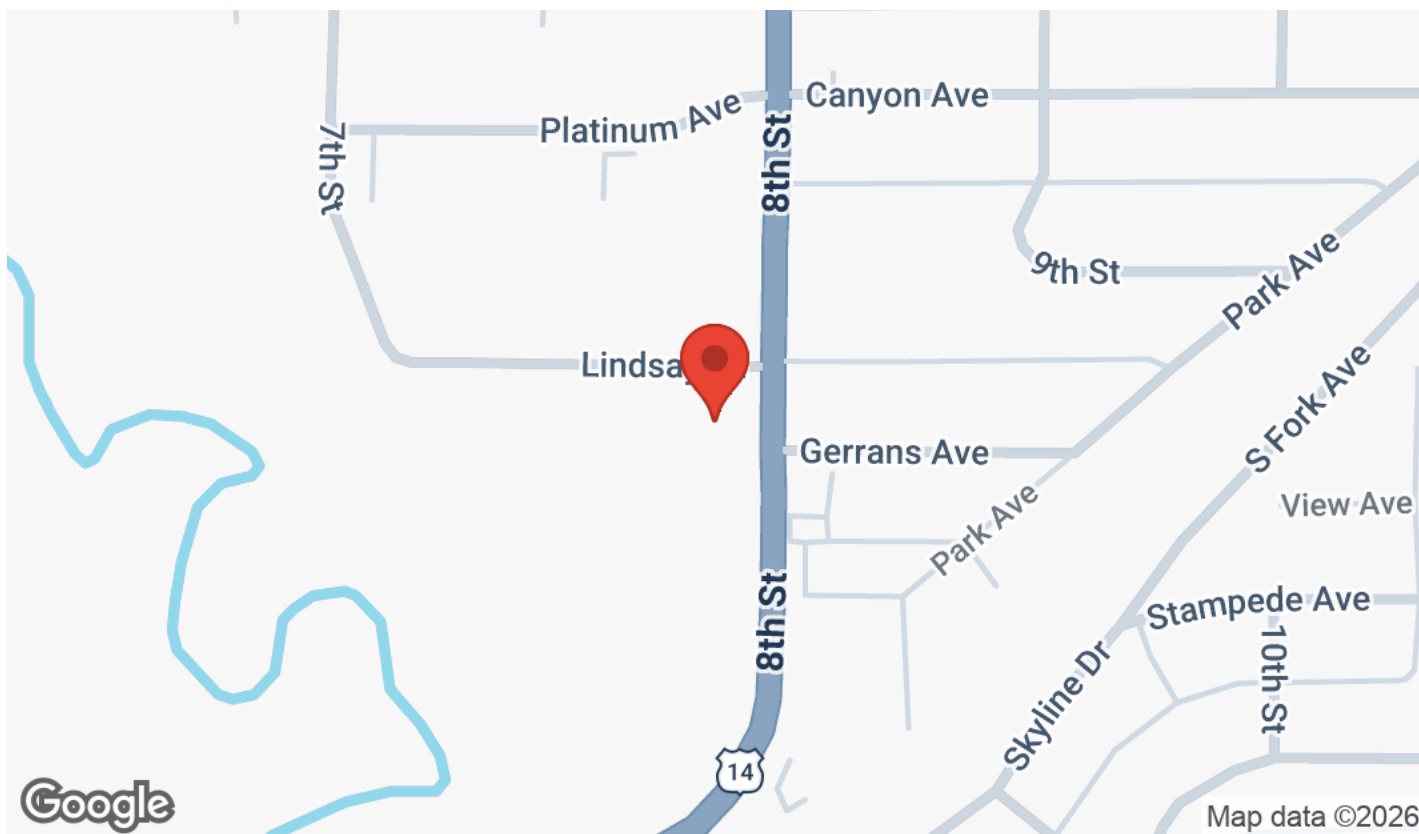
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# LOCATION MAPS

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# AERIAL MAP

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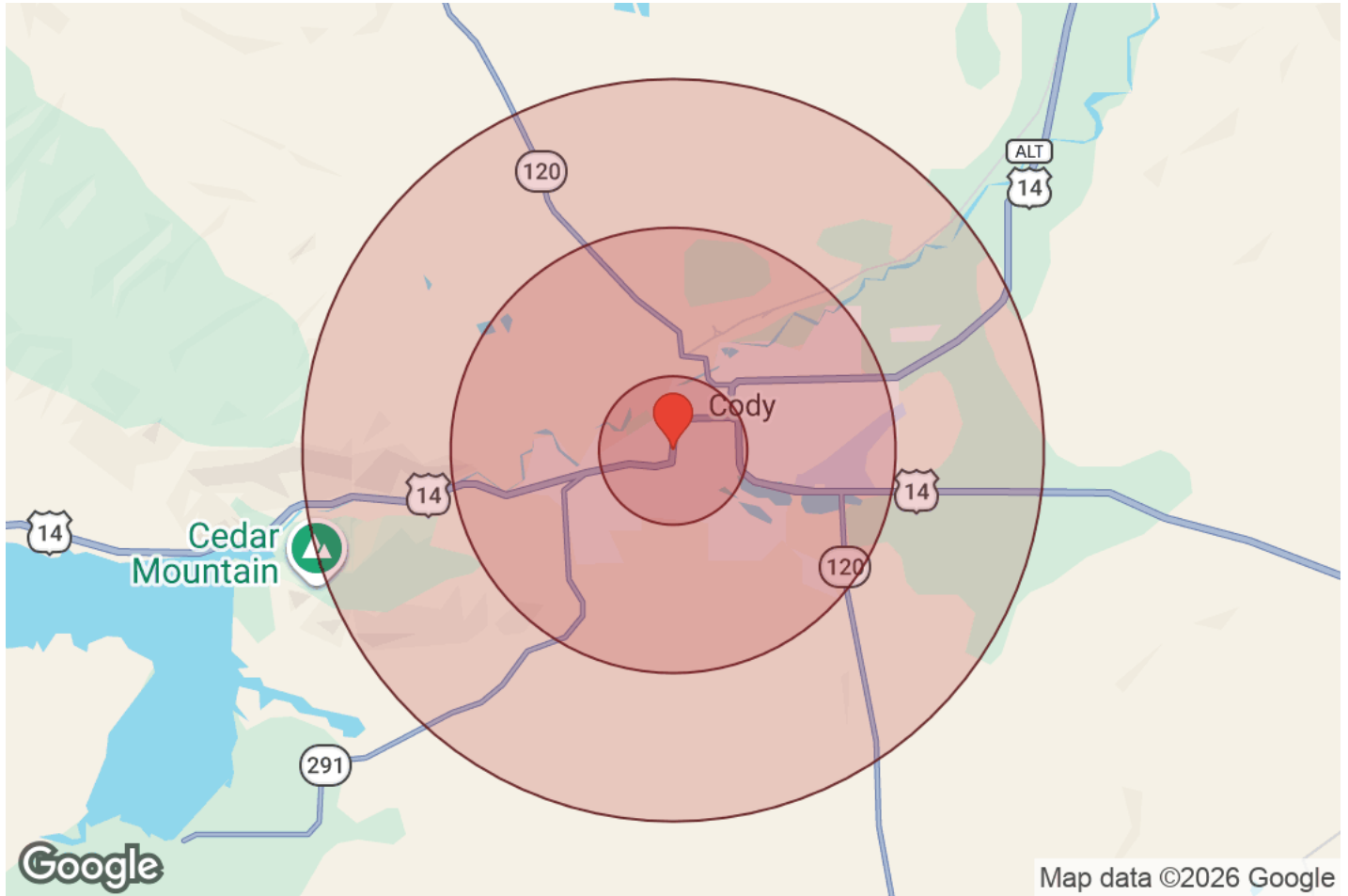
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# DEMOGRAPHICS

1651 8TH STREET | CODY, WY 82414



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,794	5,154	6,119
Female	1,742	5,280	6,203
Total Population	3,536	10,434	12,323

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,212	9,441	11,184
Black	29	78	87
Am In/AK Nat	6	17	20
Hawaiian	1	2	2
Hispanic	189	607	695
Asian	37	100	111
Multiracial	60	178	212
Other	1	10	14

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,843	5,484	6,417
Occupied	1,598	4,773	5,595
Owner Occupied	951	3,030	3,715
Renter Occupied	647	1,743	1,880
Vacant	246	711	822

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	564	1,779	2,093
Ages 15 - 24	360	1,038	1,220
Ages 25 - 54	1,223	3,631	4,197
Ages 55 - 64	428	1,259	1,542
Ages 65+	963	2,729	3,271

Income	1 Mile	3 Miles	5 Miles
Median	\$71,345	\$77,485	\$80,358
Under \$15k	88	228	246
\$15k - \$25k	67	365	420
\$25k - \$35k	246	513	554
\$35k - \$50k	153	510	564
\$50k - \$75k	286	687	805
\$75k - \$100k	235	840	973
\$100k - \$150k	199	751	965
\$150k - \$200k	165	506	608
Over \$200k	157	374	460

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John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally redeveloped their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of special-purpose properties, including a 132,000 SF Cendant Corporation customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.

# DISCLAIMER

1651 8TH STREET

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

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