



**CORNERSTONE**  
REAL ESTATE

**FOR SALE**

350 N KIMBALL

[www.cornerstone.com](http://www.cornerstone.com)



## RENOVATED HISTORIC OPPORTUNITY

350 N Kimball is a distinctive 1917 brick warehouse originally constructed as the J. S. Brown Mercantile Co. distribution building. The structure blends historic industrial character with modern improvements and approved redevelopment plans already in place.

The building totals approximately 30,000 square feet across four stories, with roughly 7,500 square feet per floor, situated on 0.33 acres in an Opportunity Zone.

This is not simply a building. It is a stabilized historic shell with modern infrastructure and approved plans in place, offering flexibility for an owner-occupant, investor, or developer looking to capitalize on character-driven urban product.

**SHAWN MCCOUL**

Realtor

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☎ 307-267-4966

**JOSH KALINOWSKI**

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## PROPERTY DETAILS

- Located in an Opportunity Zone
- Building SF: 30,000
- 7,500 SF each floor
- Lot SF: 0.33 AC
- Year Built: 1917
- No. of Drive in/Grade Level Doors: 1
- No. of Stories: 4
- Opportunity Zone
- Gas Heating
- Architectural drawings approved by the City for building out 18 luxury lofts



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## HISTORIC CHARM

Architectural character remains intact throughout the building, including the original vintage freight elevator, massive exposed wood posts and beams, exposed brick walls, and original steel walkway plating. It is rare to find this level of preserved integrity combined with current upgrades.





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**SECOND FLOOR**

The second floor includes approximately 5,000 square feet of finished loft living space featuring contemporary high-end finishes while preserving the building's industrial aesthetic. The loft includes five bedrooms and three bathrooms, a chef's kitchen with a walk-in pantry, dining and family rooms, a living media room, a laundry, mudroom, and a dedicated office space. Hardwood floors and ceramic tile run throughout the living area.

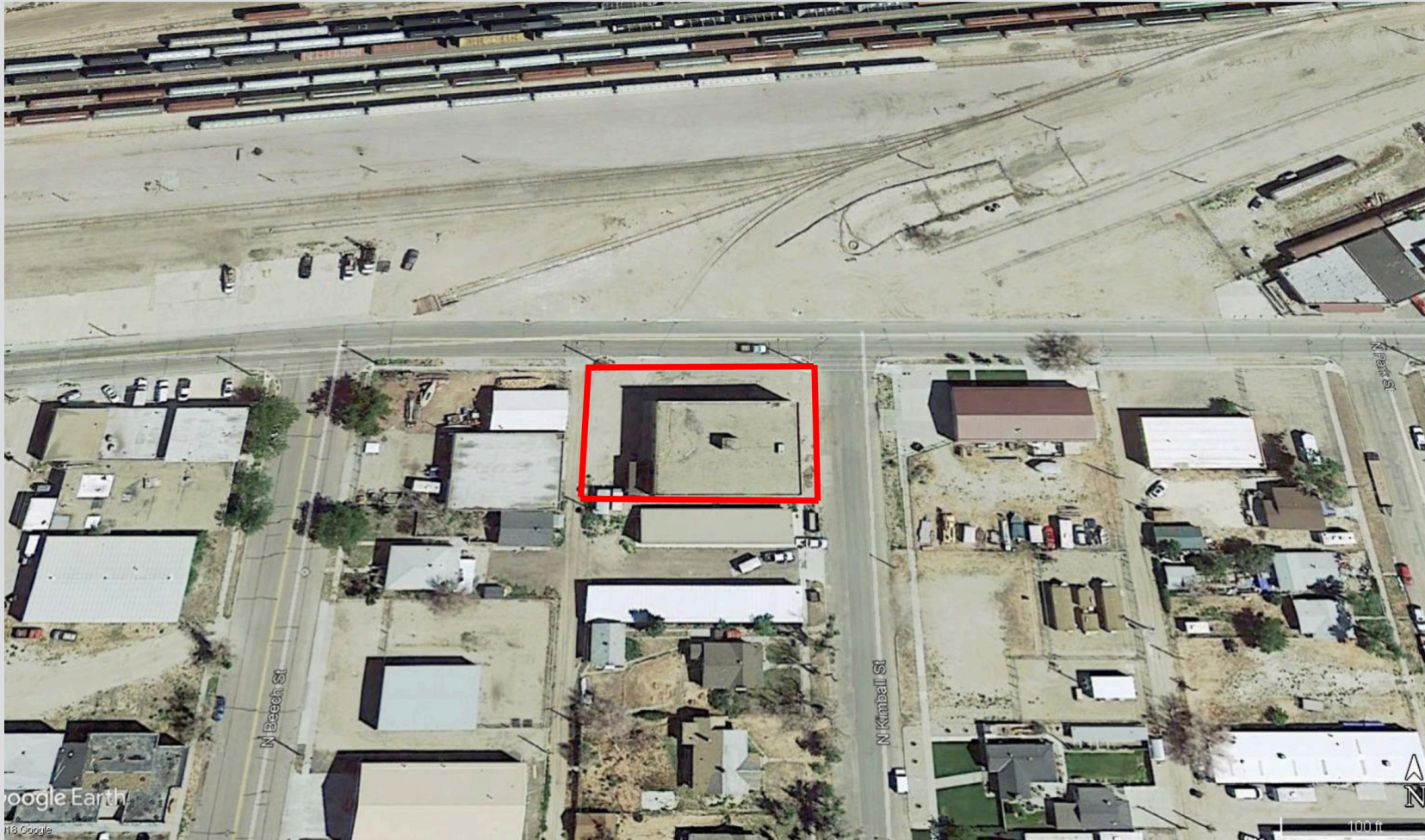


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**MAJOR CAPITAL IMPROVEMENTS INCLUDE:**

- All new windows
- Refinished maple entry door
- Heated concrete auto ramp to first-floor garage
- New automatic roll-up garage door with five remotes
- Security system
- Rear concrete ramp and dock providing second-floor access
- Fenced rear yard with eight foot corrugated steel privacy fence, including walk-in and drive-in gates



NEW HOME OF THE

**J. S. Brown Mercantile Co.**

WHOLESALE GROCERS

CASPER, WYO.



Recently completed branch building of the J. S. Brown Mercantile Co. Built in order that we might give quicker and better service to our many patrons in this state. The Casper branch was never better prepared than it is now to give A-1 service.

We Feature Nationally Advertised Food Products Only, Among Which Are the Following:

- Del Monte Canned Fruits
- Proctor & Gamble Soaps and Washing Powders
- Red Cross Milk
- A. P. W. Toilet Papers and Paper Towels
- New York Havana, La Dez and Kopper Kettle Klub Cigars
- J. S. B. and Mt. Cross Coffee
- J. S. B. and Mt. Cross Teas
- White House Coffee
- Del Monte Dried Fruits

In Addition to Jobbing Numerous Other Nationally Advertised Food Products

**J. S. BROWN MERCANTILE CO.**

(Established 1861)

O. C. GOSS,  
Casper Branch Manager

Corner C and Kimball  
Casper, Wyo.

- The large Primary bedroom showcases the painted structural post/beams and has a walk-in closet
- The Primary offers a large on suite bathroom with copper vanity top, shower and a jacuzzi tub
- There are five nice sized finished bedrooms
- The Third & Fourth floor offers endless possibilities as; Offices, Artist Gallery, Salon, Event Venue or Loft Living space
- Stunning roof-top views can be accessed from the Fourth floor



# CORNERSTONE REAL ESTATE

350 N KIMBALL  
CASPER, WY



1. Dick Cheney Federal Building
2. City of Casper
3. Townsend Justice Center
4. America Theatre
5. Federal Building U. S. Court House
6. Hilltop National bank
7. Pan American Building
8. Casper Housing Authority
9. Ohio Oil Co. Building
10. Well Fargo Bank
11. First Interstate Bank
12. Rialto Theatre
13. Casper City hall
14. Casper Police/Sheriff Offices
15. Wells Fargo

350 N. Kimball St.

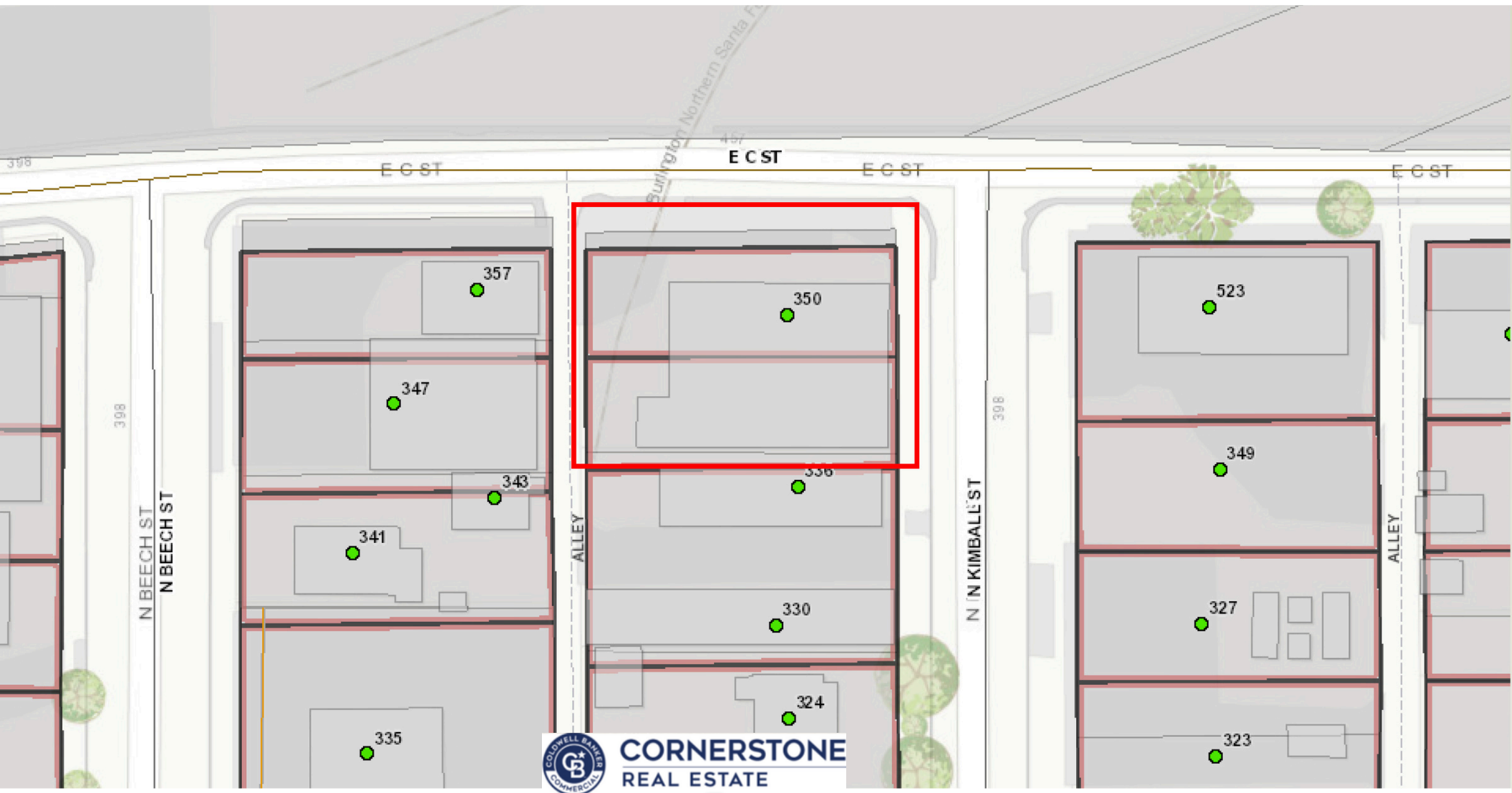
- 350 N. Kimball St. is located just blocks from the heart of the Casper Business District
- Easy access to I-25, Hwy 20/26 & Casper's high traffic thoroughfares
- Lot size approx. 0.33 Acres
- Level grade lot



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350 N KIMBALL  
CASPER, WY



- Zoned: C-3
- Property taxes: 2,491.74
- Structural analysis found building to be structurally sound and is certified asbestos free



**CORNERSTONE**  
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**CASPER, WY**

## **WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY**

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.



# CORNERSTONE

## REAL ESTATE

# CASPER, WY



## BUSINESSES LOCATED IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates
- No corporate or state income tax

## CASPER'S ECONOMY BY THE NUMBERS \*

- Population: 59,782 people (2020)
- Unemployment rate: 4.2% (2022)
- Median household income: \$65,134 (2019)
- Median price of a home: \$245, 000 (2022)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

*\*The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

## CASPER'S LARGEST EMPLOYERS

- Natrona County School District #1
- Banner Wyoming Medical Center
- The Industrial Company
- Key Energy
- City of Casper
- Casper College
- Wyoming Machinery Company
- OfficeMax
- Natrona County Government
- McMurry Ready Mix



# CORNERSTONE

## REAL ESTATE

# ABOUT US

[www.cornerstonere.com](http://www.cornerstonere.com)



## SHAWN MCCOUL Realtor

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Shawn McCoul has spent more than 20 years starting and operating successful businesses while actively investing in retail and light industrial real estate across Casper. Known for his ability to spot opportunity where others see risk, Shawn has built a career on utilizing creative financing and innovative deal structures to put together win-win transactions.

His unique background as both a business owner and property investor gives him a practical, results-driven perspective that few advisors bring to the table. Whether guiding clients through acquisitions, sales, or repositioning opportunities, Shawn draws on his hands-on experience to deliver solutions that align with both financial and operational goals.

Rooted in the community, Shawn is a proud husband to his wife, Tondi, and father to five sons. He approaches every deal with integrity, long-term vision, and a commitment to helping others succeed in business and real estate.

## JOSH KALINOWSKI Owner

307-267-7004 • [joshkalinowski@gmail.com](mailto:joshkalinowski@gmail.com)

Josh Kalinowski, the broker of CBC Cornerstone, is a seasoned professional in the real estate industry. With an illustrious career trajectory, he also serves as the broker and owner of Coldwell Banker The Legacy Group. Josh's unwavering focus has always been on agent growth and success, driven by his genuine desire to help individuals excel in all aspects of their lives.

Over the past 12 years, Josh has immersed himself in various facets of the real estate industry, gaining invaluable experience in buying, selling, managing, brokering, and developing properties. His diverse portfolio extends not only to the clients he has served but also to personal investments in single-family and commercial properties within the local area. This hands-on involvement has provided him with a deep understanding of the intricacies of the market and allows him to offer comprehensive guidance to his clients and agents alike.

