



LUKER|REALTY

FOR SALE · \$1,760,000

THREE COMMERCIAL CORNER PROPERTIES



CASPER, WYOMING PRIME COMMERCIAL PROPERTY PORTFOLIO



1005 & 1007 FALCON AVE MILLS, WY

Two-Building Property, Fully
Leased, with Fenced Yard

ACRES	SF	INCOME
1.11	5,760	\$66,000/yr



1924 CY AVE CASPER, WY

Commercial Corner with Two
Garage Bays and Office Available

ACRES	SF	PRO-FORMA
0.32	1,444	\$36,000/yr



1335 S MCKINLEY ST CASPER, WY

Corner Site with 2 Drive-Thrus and
Retail Space, Fully Leased

ACRES	SF	INCOME
0.18	1,288	\$30,000/yr

INVESTMENT SUMMARY

THE OFFERING

Luker Realty, LLC offers three commercial properties in Natrona County, Wyoming as a single portfolio at \$1,760,000: 1005 & 1007 Falcon Avenue in Mills, 1924 CY Avenue in Casper, and 1335 S. McKinley Street in Casper.

Two of the three properties are leased, producing \$96,000 per year in place. With 1924 CY Avenue at a pro-forma \$36,000 per year, portfolio income totals \$132,000 per year — a 7.50% capitalization rate on pro-forma income. The CY Avenue corner is available for owner occupancy or lease-up, giving the portfolio additional income or immediate occupancy.

PORTFOLIO PRICE	TOTAL LAND	TOTAL IMPROVEMENTS	PRO-FORMA INCOME
\$1,760,000	1.61 acres	8,492 SF	\$132,000/yr

PORTFOLIO SCHEDULE

PROPERTY	ACRES	IMPROVEMENTS	INCOME	ALLOCATION
1005 & 1007 Falcon Ave · Mills	1.11	5,760 SF	\$66,000/yr	\$880,000
1924 CY Ave · Casper	0.32	1,444 SF	\$36,000/yr*	\$480,000
1335 S McKinley St · Casper	0.18	1,288 SF	\$30,000/yr	\$400,000
TOTAL	1.61	8,492 SF	\$132,000/yr*	\$1,760,000

*1924 CY Ave income is pro-forma. Income in place is \$96,000 per year.



1005 & 1007 FALCON AVE

Two Buildings of 2,800 SF and 2,960 SF with Fenced Yard

ACRES	IMPROVEMENTS	ZONING	OCCUPANCY	INCOME
1.11	5,760 SF	Light Industrial	Fully Leased	\$66,000/yr

PROPERTY SUMMARY

Fenced corner site in Mills' commercial corridor with two shop and office buildings totaling 5,760 SF, fully leased to Imperial Pump Solutions and Project Kenny at \$5,500 per month. Yard storage and drive-around access suit contractor and service users.

Rent in place	\$5,500 per month · two tenants	\$66,000 / year
Imperial Pump	NNN lease through June 30, 2028	Three 5-Year Options
Project Kenny	NNN lease through December 1, 2026 · 3% annual escalations in options	Three 2-Year Options
Return	on portfolio allocation	7.50%

Portfolio Allocation	\$880,000
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1924 CY AVE

Commercial Corner on CY Avenue, a Primary Casper Arterial, with Two Garage Bays

ACRES	IMPROVEMENTS	ZONING	STATUS	PRO-FORMA INCOME
0.32	1,444 SF	Commercial	Available	\$36,000/yr

PROPERTY SUMMARY

Commercial corner building on CY Avenue with two garage bays and office space. The site is open for immediate owner occupancy or lease-up — the portfolio's value-add component, with arterial frontage linking downtown Casper to the west side of town.

Pro-forma rent	\$3,000 per month	\$36,000 / year
Return	on portfolio allocation · pro-forma	7.50%

Portfolio Allocation	\$480,000
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1335 S MCKINLEY ST

Corner Retail Site in High-Traffic Central Casper

ACRES	IMPROVEMENTS	ZONING	OCCUPANCY	INCOME
0.18	1,288 SF	Commercial	Leased	\$30,000/yr

PROPERTY SUMMARY

Corner retail building with 2 drive-thrus and retail space in high-traffic central Casper, one block off CY Avenue's commercial frontage. The building is fully leased to Wyoming Organics and Cowboy Sodas for \$2,500 per month, with the hard corner and drive-thru layout suiting many retail users.

Rent in place	\$2,500 per month · two tenants	\$30,000 / year
Wyoming Organics	NNN lease through July 31, 2027 · personally guaranteed	Three 5-Year Options
Return	on portfolio allocation	7.50%

Portfolio Allocation	\$400,000
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OFFERING PROCESS

TOURS & OFFERS

- The portfolio is offered as a single transaction at \$1,760,000. Properties may also be purchased individually — pricing on request.
- Tours are by appointment through the listing broker. Tenants are not to be disturbed.
- Leases are available to qualified buyers upon request, subject to a non-disclosure agreement.
- Offers should be directed to the listing broker. Seller may accept, reject, or counter any offer at its sole discretion.

EXCLUSIVE LISTING BROKER

CHRISTOPHER D. BRADFIELD, CCIM

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