



OFFERING MEMORANDUM

VERSATILE COMMERCIAL PROPERTY

310 EAST 17TH STREET
CHEYENNE, WY 82001

LISTED BY



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310 E. 17th Street

Fantastic commercial property located in the heart of downtown Cheyenne, just off East 17th Street and minutes from Cheyenne Regional Hospital, the State Capitol, the courthouse, and numerous restaurants, bars, coffee shops, and retail shops. This prime property offers an outstanding opportunity for a wide range of business uses.

Currently used as a showroom and storage space for a flooring business, the property features a large, open showroom with big windows and clean, updated finishes, along with a breakroom, restrooms, and multiple individual offices. The warehouse space is in immaculate condition, offering two 12' overhead doors and one 10' overhead door. It's also heated and opens directly into your own private parking lot, providing ample space for employees and customers alike.

For Sale	\$1,500,000
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Square Footage	8,527
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Warehouse SF	6,233
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Retail SF	2,294
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Year Built	1951
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Acreage	0.36
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Additional Options	Three Phase PWR Kitchen Area 12' Overhead Door Paved Lot
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Property Overview



SITE SUMMARY

Address	310 East 17th Street, Cheyenne, WY
Access	Evans Avenue & 17th Street
Site Area	0.36 acres 15,732 SF
Location	Cheyenne: East 54' Lot 6, Lot 7, Block 359
Zoning	CB - Commercial Business
Tax ID	11001035900060 - Laramie County GIS System



Aerial – Subject Property

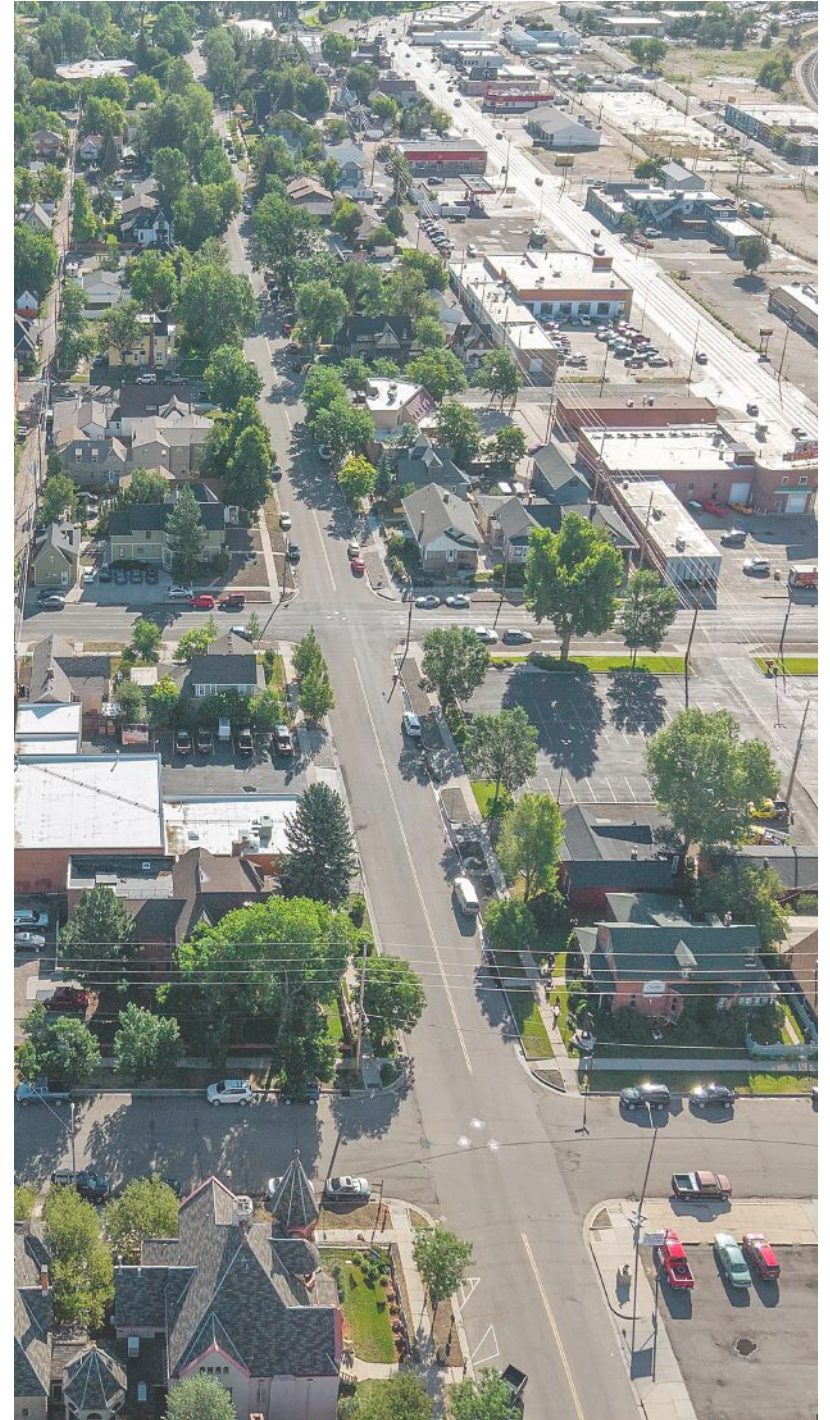


DOWNTOWN CHEYENNE PROFESSIONAL CORRIDOR

Located just east of Cheyenne's historic downtown core, 310 East 17th Street benefits from a strategic position within one of the city's most established commercial corridors. East 17th Street serves as a key east-west thoroughfare connecting downtown businesses, government offices, professional services, and surrounding residential neighborhoods, creating consistent daily traffic and excellent visibility for a wide range of commercial users.

The surrounding area is anchored by a diverse mix of professional offices, financial institutions, medical providers, retail businesses, restaurants, and public sector employers. Within just a few blocks are the Laramie County Courthouse, City and State government offices, the Federal Center, and numerous legal, engineering, and financial firms that generate a steady daytime workforce. Downtown Cheyenne continues to see ongoing public and private investment, supporting long-term economic vitality and business growth.

The property also enjoys close proximity to Cheyenne's downtown dining, shopping, and entertainment district, attracting both residents and visitors throughout the year. With convenient access to Interstate 25, Interstate 80, and major arterial routes including Warren Avenue, Central Avenue, Lincolnway, and Pershing Boulevard, the property offers excellent connectivity and is well positioned for office, retail, service, or mixed-use investment opportunities.



NEARBY BUSINESSES

2 Doors Down	Jimmy John's
307 Made	Just Dandy
17th Street Salon & Spa	Modern Flooring Interiors
Albany Restaurant	Mort's Bagels
A Little Taste of Texas	Nagle Warren Mansion
Arby's	Napoli's Italian Restaurant
Avenues Antiques & Collectibles	NOVUS Glass of Cheyenne
Beach Please Drink Co.	Our Place
Bejo Sushi & Asian Cuisine	Paramount Café
Best Tacos y Burritos	Paramount Ballroom
Black Tooth Brewery	Paris West Restaurant & Lounge
Blue Raven Brewery	The Railyard
Bohemian Metals	Sanford's Grub & Pub
Cable Ties & More	The Cheyenne Cup
Cheyenne Outfitters	The Hawthorne Tree
Clay, Paper, Scissors	Three Crows Gallery
Collectors Hub	WyoGrown Microgreens
Deselms Fine Art	
Downtown Vinyl	
Eclectic Elephant	
Golden House Chinese	
HealthWorks	
High Plains Turquoise	



CHEYENNE, WY QUICK STATS

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing 2023	\$326,166
Unemployment Rate	2.0%

IN PROXIMITY TO...

Laramie55 Miles (52 minutes)
 Fort Collins51 Miles (50 minutes)
 Denver105 Miles (96 minutes)
 Casper171 (140 minutes)
 Scottsbluff93 Miles (86 minutes)

Sources: <https://www.census.gov>, ESRI, plancheyenne.org, dot.state.wy.us

Area Overview

WHY CHEYENNE?

Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,_Wyoming; taxfoundation.org

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.

50,540

Civilian Labor Force

8.98

Average Commute (Min)

Located Near I-25, I-80 & Two Major Railroads

Headquarter Locations



U.S. AIR FORCE

9,700

Personal Civil Service Independence



Quick Facts

The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.

The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.

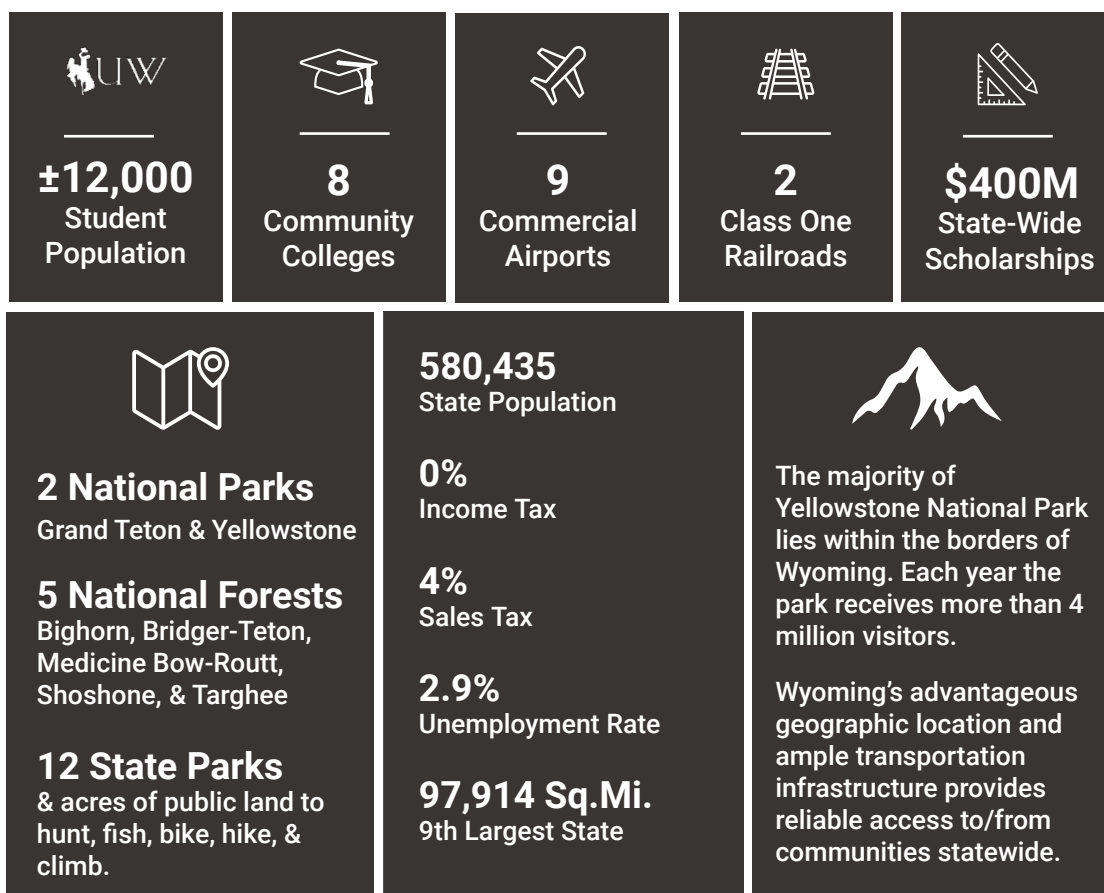
Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

Area Overview

WHY WYOMING?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.



#1 Most Business-Friendly Tax Climate in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner occupied housing value.

Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.



LISTING AGENT

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