

1904 EAST CEDAR STREET

RAWLINS, WYOMING 82301



The 1st Choice Inn is a 48-room, two-story franchised economy hotel operating under the National 9 brand. Built in 1980, the property sits on a 2.61-acre site (113,692 SF) with C-1 commercial zoning and a FAR of 0.18. Strategically positioned along the I-80 Corridor, the hotel benefits from strong interstate traffic and visibility.

Amenities include high-speed internet, public WiFi, and surface parking for 49 vehicles (1.02 per room). The property's central location in Rawlins provides access to local services, regional demand drivers, and consistent transient traffic from I-80.

 **48**
ROOMS

 **2.61**
LOT SIZE

 **1980**
YEAR BUILT

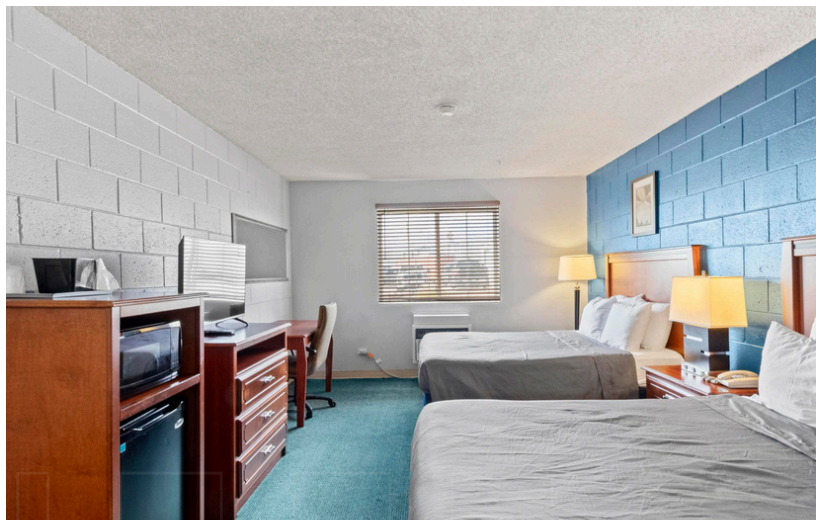
 **0.18**
FAR

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APEX
COMMERCIAL REAL ESTATE SERVICES

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