



**Commercial Land and
Buildings, Laramie, WY**

2441 FORT SANDERS ROAD
\$1,400,000

Rare opportunity to own a highly functional commercial property just minutes from Laramie with exceptional access to Interstate 80 and Highway 287. Positioned in Albany County, this versatile property offers approximately 9.23 acres improved with multiple commercial buildings, plus an additional 5.18-acre parcel available for expansion (\$750,000 purchase price), investment, or future development. Zoned County Commercial.

The property has served the same ownership for more than 45 years and is well suited for contractors, trucking operations, equipment sales, manufacturing, agricultural businesses, or owner-users seeking room to grow.



LISTING AGENTS: EFFIE BADER
LARAMIE LAND COMPANY
☎ 303-880-0909

DODIE HEGGIE
WYRED
☎ 307-460-9199

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The improvements include expansive shop space with oversized overhead doors capable of accommodating semi-trucks and large equipment, a heated machine shop, office space, retail/showroom area, multiple storage buildings, and an animal barn. All buildings, with the exception of the barn, feature concrete floors for durability and functionality.

With railroad siding nearby, outstanding highway access, and ample room for equipment storage, parking, or future construction, this property offers the flexibility that is increasingly difficult to find. The buildings were constructed between 1948 and 2002, providing a combination of established infrastructure and practical workspace.

Whether you're looking to expand your existing operation, establish a new headquarters, or invest in commercial land with future potential, this property offers endless possibilities in a strategic location. Purchase the improved acreage alone or take advantage of the additional 5.18-acre parcel to maximize your investment.

Building Highlights:

- 5,862 SF main shop/office/ retail building with 4 - 12'6" x 14' 6" drive thru doors, additional 8'x'8' drive-in
- 3,184 SF Warehouse with 19' x 14' drive-in door
- 896 SF Warehouse space
- 625 SF warehouse with 15' x 8' drive-in door

All equipment on site, including work benches, presses, ground fuel tank, trailer loader, equipment and furnishings are negotiable.

Contact us today for additional information or to schedule a private tour.

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