



CORNERSTONE
REAL ESTATE

FOR SALE

BLISS YOGURT

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BLISS YOGURT

A THRIVING, TURNKEY BUSINESS FOR SALE | 4801 E 2ND STREET, CASPER, WY 82609

BLISS YOGURT IS A BELOVED SELF-SERVE FROZEN YOGURT SHOP IN ONE OF CASPER'S BUSIEST RETAIL CORRIDORS — THE KIND OF BUSINESS THAT BECOMES PART OF A COMMUNITY'S ROUTINE. FULLY EQUIPPED WITH SOFT-SERVE MACHINES, A COMPLETE TOPPINGS BAR, AND A WARM, WELCOMING SPACE, IT'S BUILT FOR A HANDS-ON FAMILY TO WALK IN AND RUN FROM DAY ONE. REVENUE AND PROFITABILITY HAVE CLIMBED SHARPLY OVER THE PAST TWO YEARS, AND THE MOMENTUM KEEPS BUILDING. THIS IS A RARE CHANCE TO OWN A DYNAMIC, GROWING FAMILY BUSINESS IN A MARKET WITH REAL STAYING POWER.

CHUCK HAWLEY

Principal

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A SPACE FAMILIES LOVE

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FULLY EQUIPPED, READY TO SCOOP

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**A DYNAMIC FAMILY BUSINESS
OPPORTUNITY**

- **TURNKEY, FAMILY-READY BUSINESS**
- **LOCATED IN ONE OF CASPER'S
BUSIEST RETAIL CORRIDORS**
- **SELF-SERVE FORMAT: BUILD YOUR
OWN**
- **LEAN STAFFING MODEL**
- **STRONG REVENUE AND
PROFITABILITY**
- **STRONG MOMENTUM — STEP IN,
KEEP IT THRIVING, AND MAKE IT
YOUR OWN**

**WHY THIS IS A GREAT
OPPORTUNITY**

- **REVENUE UP NEARLY 60% OVER
THE PAST TWO YEARS**
- **CASH FLOW MORE THAN
DOUBLED SINCE 2023**
- **14 TAYLOR SOFT-SERVE
MACHINES INCLUDED**
- **SIMPLE SELF-SERVE MODEL**
- **FULL SEATING AREA, RETAIL
SHELVING, AND TOPPINGS BAR**
- **TURNKEY — RECIPES, VENDOR
ACCOUNTS, AND POS INCLUDED**
- **HIGH-VISIBILITY LOCATION IN A
GROWING CASPER RETAIL
CORRIDOR**



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PRIME CASPER LOCATION

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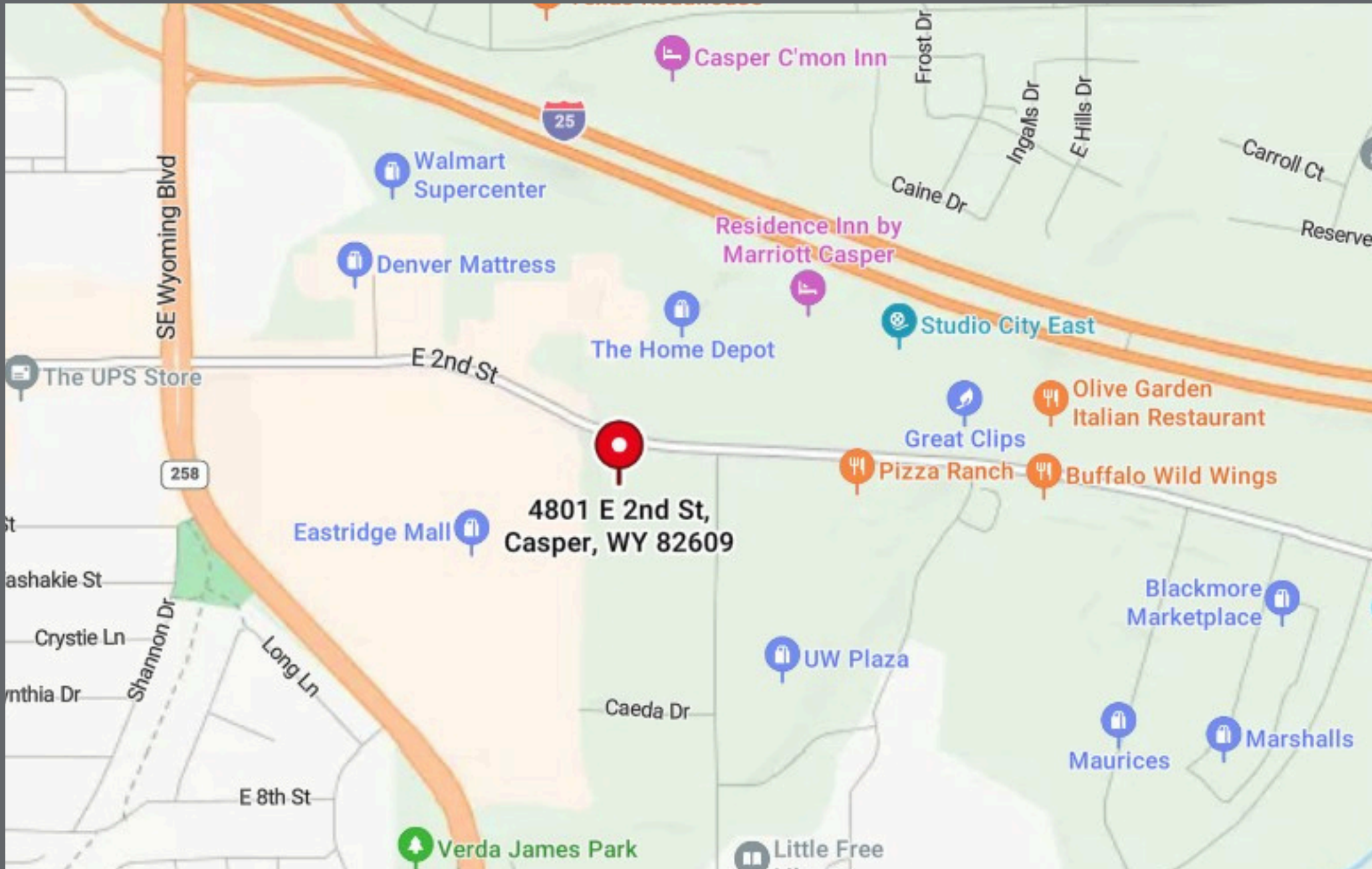
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CORNERSTONE

REAL ESTATE

CASPER, WY

A GREAT PLACE TO LIVE, WORK & RAISE A FAMILY

Bliss Yogurt calls Casper home — and it's easy to see why families and businesses alike are choosing to grow here. 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. Whether you're looking to relocate your family or start a new chapter, Casper offers real opportunity 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, strategically planned business parks, freight routes, and Wyoming's only international airport. Wyoming also lacks personal income, inventory, corporate, and franchise tax, and boasts some of the nation's lowest sales and property tax rates.



Casper's locals enjoy great access to outdoor recreation — "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 activities available. Performances, concerts, and events are held regularly at the Ford Wyoming Center and downtown at David Street Station. Housing in Casper is affordable both for rent and for purchase, and school systems offer strong education with low teacher-to-child ratios. Casper has built a community where people and businesses want to live, work, and grow together — exactly the kind of place where a family business like Bliss Yogurt doesn't just survive, it thrives.



CORNERSTONE

REAL ESTATE

OWN BLISS YOGURT



WHY BUY BLISS YOGURT

- Established, profitable operation
- Simple self-serve model — easy for families to run
- Fully equipped — 14 soft-serve machines
- Seating, retail buildout & POS included
- Growing revenue & cash flow
- Prime, high-traffic Casper location

THE NUMBERS

- Revenue growth: ~60% over 2 years
- Cash flow growth: 100%+ since 2023
- Equipment value: \$111,000+
- Self-serve model = low labor costs
- Established brand, loyal following

This flier is for informational purposes only and does not constitute an offer. Figures are approximate; full financial records are available to qualified buyers upon execution of a confidentiality agreement. © 2026 Cornerstone Real Estate.

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FORREST LEFF Principal

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Forrest Leff is the Principal and Managing Partner for Cornerstone Real Estate. He has been a highly respected and sought out real estate professional for over 15 years, emphasizing Industrial, Farm & Ranch and Commercial Real Estate sales and leasing.

Mr. Leff was born and raised in Casper and received his Associate of Science Degree from Casper College, and a Bachelor of Science Degree in Biology & Zoology from the University of Wyoming. Following graduation, he relocated to Southern California and established Turbo Cleaning Systems, specializing in medical biohazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy Hospital, Radiology Medical Group and Surgical centers in San Diego.

After returning to Casper in 1993, he successfully opened the first Espresso shop in Casper, Java Jitters Espresso, which is celebrating 25 years in business. As President of the Casper Petroleum Club, in 2017 he oversaw the dissolution, disbursement and disposition of the club's assets. Forrest is exceptionally in tune with Casper and the State of Wyoming's economic climate, as specialist in the Industrial and Commercial Real Estate market.

CHUCK HAWLEY Principal

307-259-1315 • chuckhawley@msn.com

Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.

