

# FOR SALE

1614 House Avenue, Cheyenne, WY

Offered at \$725,000



**COLDWELL BANKER  
COMMERCIAL**  
THE PROPERTY  
EXCHANGE



Chuck West, CCIM, ABR, REALTOR®  
307.331.9636

### Property Features:

- 4,150 Sq.Ft.
- .20 Acres
- Includes all assets of BASH, INC.
- Parking: 22

### Building Type:

- Retail: 3,250 Sq.Ft.
- Office: 900 Sq.Ft.
- 3+ Restroom on 2nd Floor

### Financial:

- Projected 2025 Gross Income: \$485,080
- Actual 2025 YTD: \$120,836 Thru 3/31/25
- Offered at 15.6% Cap Rate
- NOI YTD: \$28,260 Thru 3/31/25

### Site & Access:

- Drive-up Window
- High Visibility
- Paved Lot
- Frontage
- Highway Access

### Disability:

- Handicap Parking
- Level Lot
- Level Drive
- Near Bus Line
- 1st Floor Bathroom

### Utilities/Heat:

- 115V Electricity
- City Water
- Hot Water Heater
- Natural Gas
- Public Sewer

### Building:

- Evap Cooling
- Fire Detectors
- Restrooms
- Space Heater

