

1900 CONVERSE AVENUE

OFFERED AT \$1,999,900

BUCK WILSON
307-221-1502

#1 PROPERTIES
COMMERCIAL



1900 CONVERSE AVENUE | CHEYENNE, WYOMING



PROPERTY FEATURES

Commercial Retail Space

Built in 1999

Block Construction

Approximately 7,856 Total Sq. ft.

Office Sq. Ft. - 7,240

Other Sq. Ft - 616

Lot Size - 0.74 Acres

Floor - 95' x 68'

12' Ceilings

Parking Capacity: 21-49

VALUATION

Tax Year - 2025

Annual Gross INCOME: \$144,215

Estimated Annual Expenses: \$10,000

Net Operating Income: \$134,215

Taxes: \$5,669.30 for 2025





PROPERTY OVERVIEW

Exceptional Investment Opportunity at 1900 Converse Avenue in Cheyenne, Wyoming!

This prime commercial property boasts over 7,200 square feet of well-maintained space and is strategically located with high visibility near the VA Hospital, attracting over 17,000 vehicles daily. The building currently houses two long-term tenants generating a robust annual rental income exceeding \$144K under NNN leases. One tenant is secured with a 5-year lease while the other enjoys a longer commitment of 10 years—providing stability and peace of mind for any investor. Key features include: - A large parking lot accommodating over 37 vehicles - Major electrical power service infrastructure to support diverse business needs - A new rooftop unit ensuring efficient climate control This listing presents a unique chance to acquire a substantial commercial asset with established tenants already in place. The building is offered for sale as-is, providing an excellent foundation for future growth in a desirable location. Don't miss out on this remarkable investment opportunity! Contact us today for more details or to schedule a private showing.

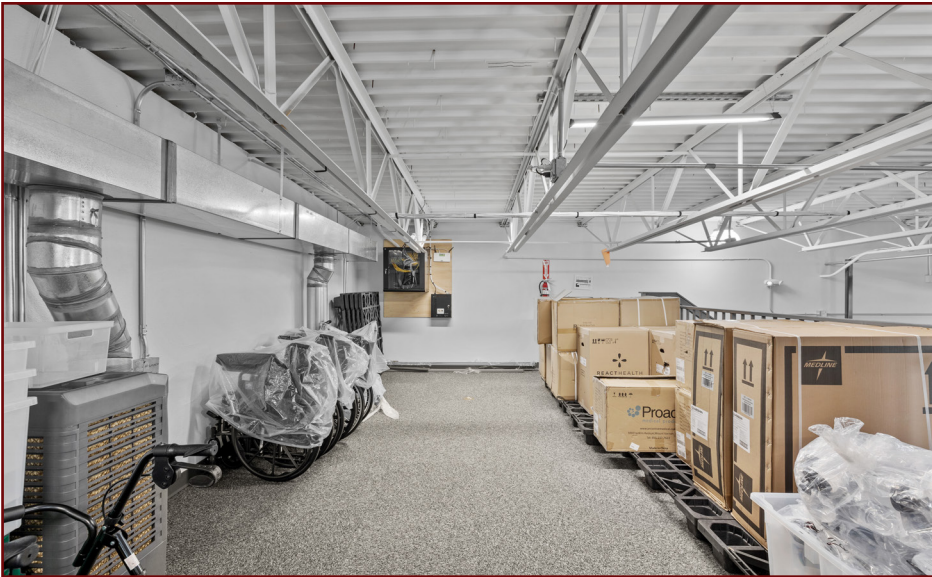
BUCK WILSON

307.221.1502
buck@cheyennehomes.com

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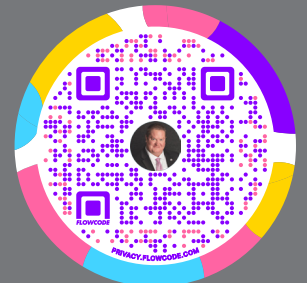
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As Cheyenne's real estate leader, we are proud to offer the finest commercial real estate services available. Our commercial team is made up of specialists who have the experience required to navigate the intricacies of a commercial transaction. Whether you're looking for space to lease, a building to buy, or a place to build your business, our experts will help you find the right fit.



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