

**RE/MAX****COMMERCIAL**

FOR SALE

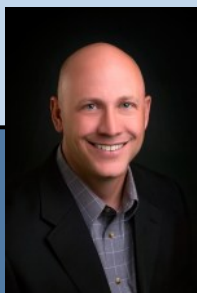
\$4,200,000



- Building - 19,743 sf
- Canopy - 800 sf
- Lot Acres: 2.55
- Hard surface parking: 56,000 sf
- Zoning: C-1
- Corner of Hwy 59 & Garner Lake Road

5201 S. Douglas Hwy | Gillette | WY | 82718

This versatile property offers a total of 19,743 square feet and is divided into two main sections. The first section is a 9,030 square foot retail package liquor store and bar area, which includes the Axe House and Cigar Bar. Features include large built-in coolers, a retail setup for packaged liquor, updated flooring, and a spacious bar area. The second section is a 10,713 square foot, state-of-the-art fitness center with a hot yoga room, spinning room, group fitness area, expansive cardio and fitness space, locker rooms, and laundry hookups. All areas are equipped with fire suppression systems, tankless water heaters, and roof-mounted natural gas HVAC systems. The property also features an outdoor patio with an 800 square foot canopy and built-in gas lines for fire pits and heaters. The 2.55 acre lot provides over 47,000 sq ft of asphalt for designated parking and drive lanes. Located at the intersection of Hwy 59 and Garner Lake Rd, the property offers access from Hwy 59, Garner Lake Rd and S. Butler Spaeth Rd. This an excellent opportunity for a high-quality, multi-use property.



Ryan Conklin - Broker

RE/MAX Professionals

YOUR REAL ESTATE CONSULTANT

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Each office independently owned and operated. All information above is deemed reliable but buyer should do additional research.

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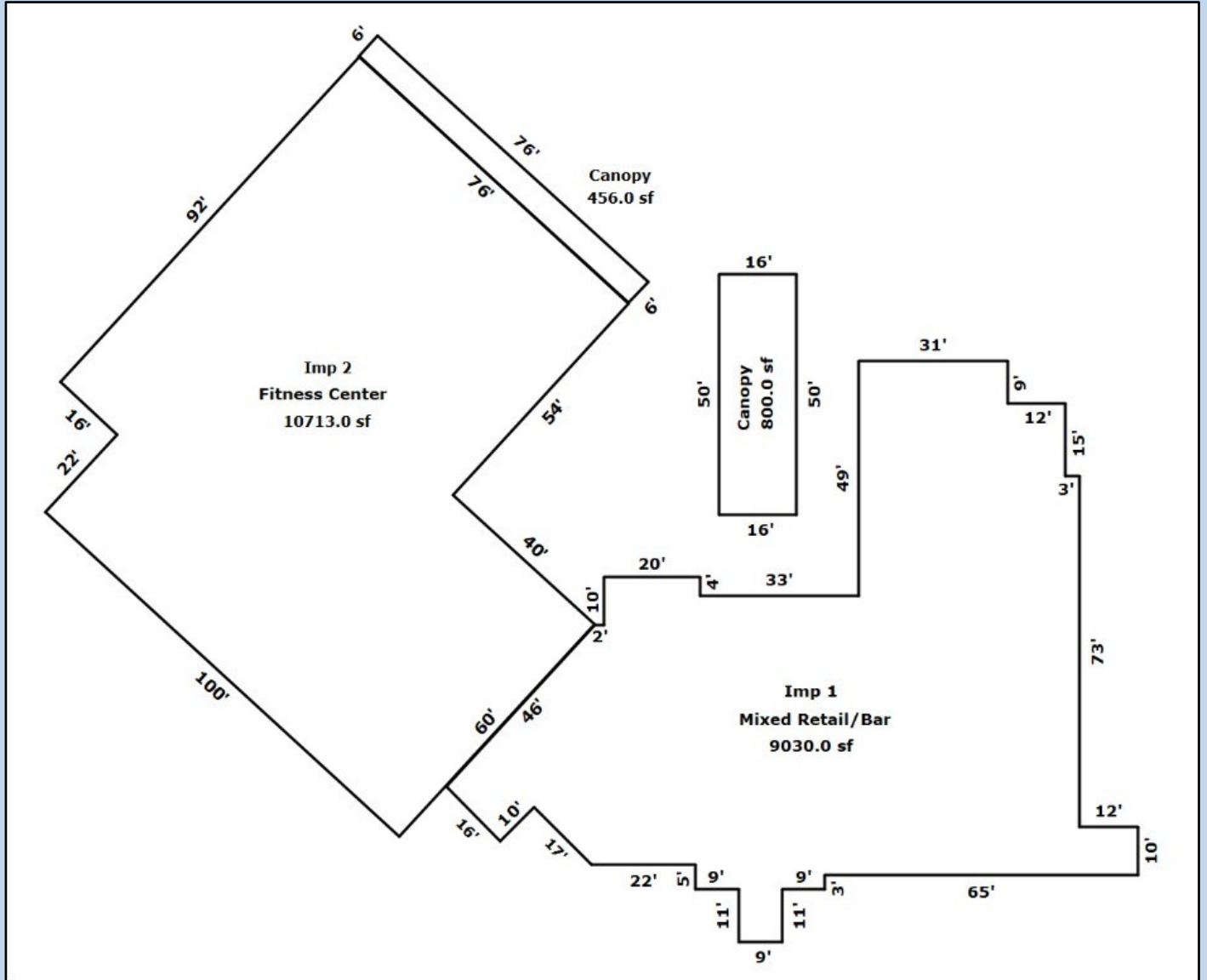
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