

**FLEXIBLE CONDO UNITS  
812/820 PLAZA LN, LARAMIE, WY**



# INVESTMENT/OWNER USER OPPORTUNITY

## LEASE, OCCUPY OR GROW

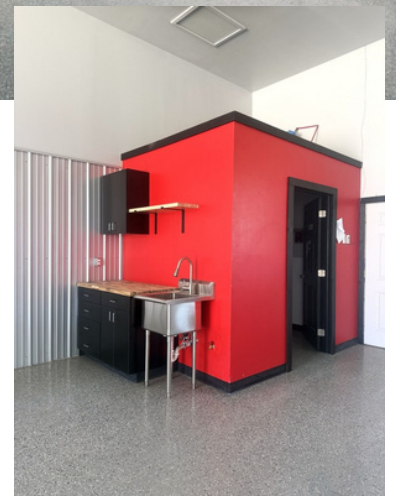
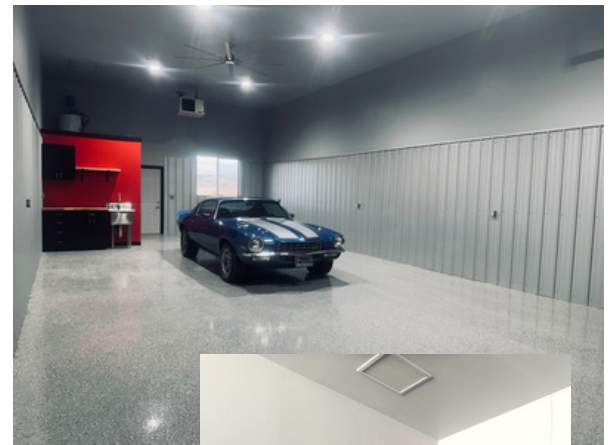
Opportunity to acquire a six-unit flex industrial property offering both investment potential and owner-user flexibility.

Two units are currently leased, providing immediate rental income, while the remaining available contiguous space offers occupancy options for an owner-user or additional leasing opportunities.

**EFFIE BADER, OWNER/ASSOCIATE BROKER**

Laramie Land Company  
(303) 880-0909  
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**\$975,000 SALE PRICE**



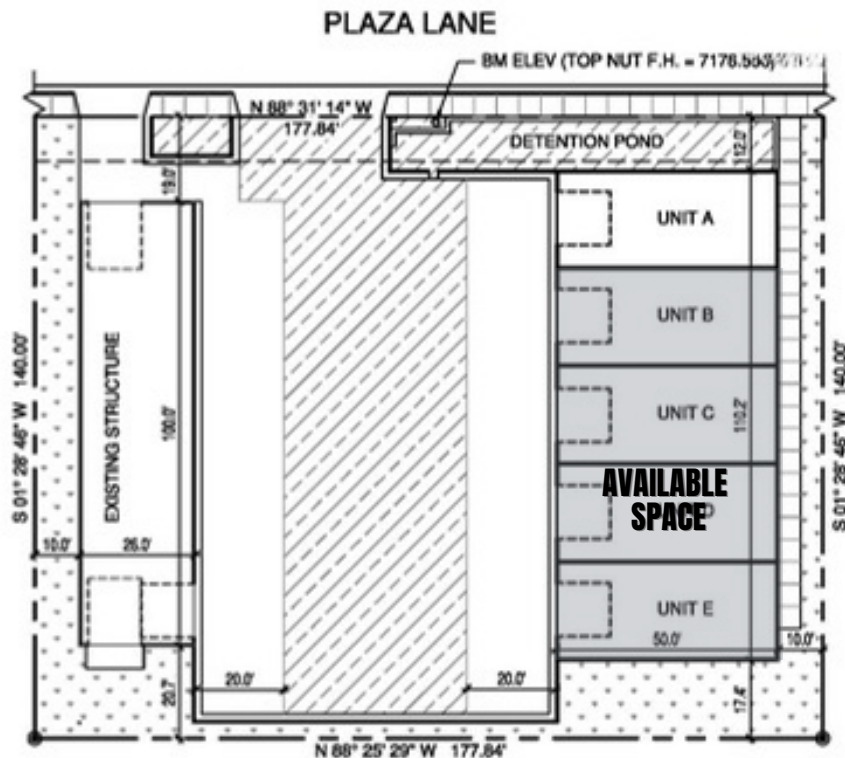
**HWY 287/3<sup>RD</sup> ST**

**I-80**

**812/820 PLAZA**

## Property Highlights

- Six flex industrial units, 1,100 SF to 2,600 SF
- 220 Electrical
- Drive-in doors
- Individually metered for gas/electric
- Two units currently leased
- Immediate rental income
- Two Remodeled units featuring epoxy floors, kitchenettes, and ADA restrooms
- Flexible space suitable for contractors, service businesses, warehousing, light industrial, and commercial users, C-2 Zoning
- Located within minutes of US 287 and I-80



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