



CORNERSTONE
REAL ESTATE

FOR SALE

730 E 21ST STREET, CASPER, WY 82601

www.cornerstonere.com

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Realtor

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A FLEXIBLE BUILDING, READY FOR ITS NEXT CHAPTER

Rare opportunity to own a 3,900 SF building in central Casper on 0.44 acres (19,190 SF) across three contiguous lots — offering space, flexibility, and real redevelopment potential.

Zoned R-3, the building is currently home to a church but suits many other uses. Permitted by right: child care, group homes, neighborhood assembly, and grocery uses. Conditional uses (subject to City approval) include a bed & breakfast, coffee shop or restaurant, personal service shop, professional office, grocery store, or specialty shop. The lot also allows up to a four-unit residential redevelopment under R-3 standards — ideal for an investor, business owner, congregation, or nonprofit.



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PROPERTY FEATURES

- Large open hall — ideal for retail, office, assembly, or event use
- Functional office and classroom-style rooms
- 3 full restroom facilities
- Gas forced-air HVAC with rooftop A/C
- Gable roof | 8' ceiling height
- Ample on-site parking on a 0.44-acre lot

KEY HIGHLIGHTS

- 3,900 SF flexible-use building
- 0.44 acres | 19,190 SF across 3 lots
- Zoned R-3 — multiple permitted & conditional uses
- Built 1975 | 8' ceiling height



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LOCATION ADVANTAGES

- Central Casper residential neighborhood
- Easy access to major corridors and services
- Near schools, medical facilities, and retail
- Strategically located to serve the greater Casper community

IDEAL FOR

- Café, or restaurant (conditional use)
- Professional office or personal service shop (conditional use)
- Child care, group home, or nonprofit use
- Residential redevelopment — up to 4 units



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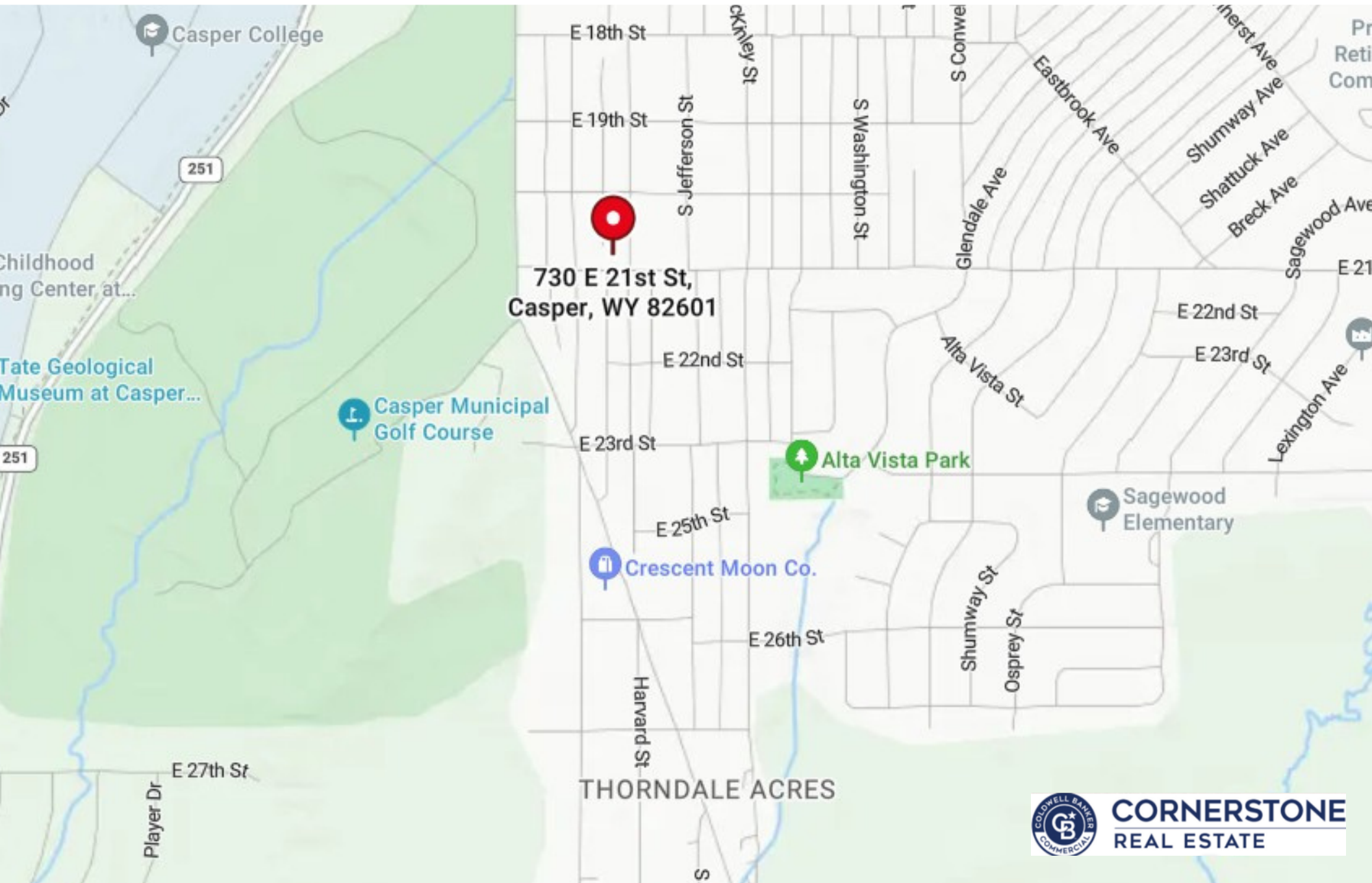
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CASPER, WY

WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

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. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities 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 as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "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 outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.



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CASPER, WY



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CASPER:

BUILT FOR BUSINESS

A BUSINESS-FRIENDLY HUB SERVING CENTRAL WYOMING



BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

MARKETS CASPER SERVES

EVANSVILLE

- Population: 2,749 (2021)
- Median Household Income: \$73,256 (2021)
- Median Home Price: \$222,973 (2023)

MILLS

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)



CASPER'S ECONOMY BY THE NUMBERS



**The information contained here has been obtained from sources we deem reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*



CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Wyoming Department of Transportation
- Power Service Inc.
- Wyoming Employee Resource Capital & Service
- Community Health Centers of Central Wyoming
- True Drilling
- Automation & Electronics

And many more driving our local economy.



STRATEGIC LOCATION.

At the crossroads of opportunity with access to regional and global markets.



STRONG ECONOMY.

A growing population, skilled workforce, and business-friendly environment.



ENDLESS POTENTIAL.

Casper is where businesses grow and communities thrive.



[CBCornerstone.com](https://www.CBCornerstone.com)



DEMOGRAPHIC SUMMARY

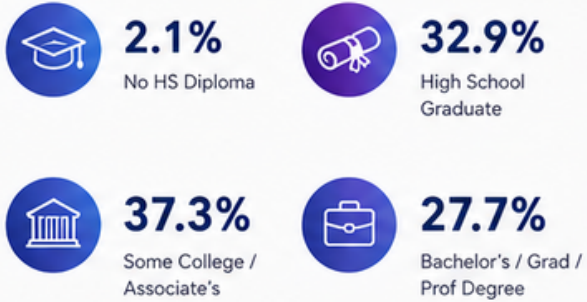
CASPER, WY TRADE AREA – 15-MILE RADIUS



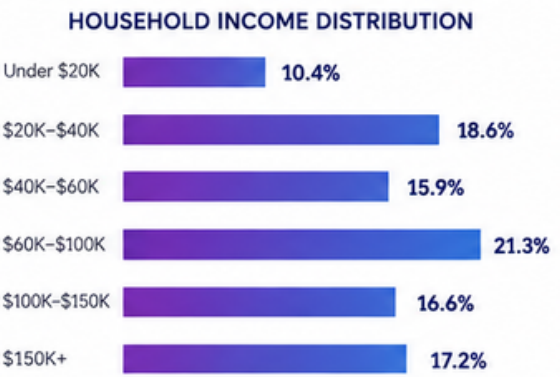
KEY FACTS



EDUCATION



INCOME



A diverse income base with opportunities across all levels.



EMPLOYMENT



Unemployment Rate
(Natrona County, Jun 2026)

A STRONG COMMUNITY WITH A SKILLED WORKFORCE DRIVING LOCAL GROWTH.



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ABOUT

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SHAWN MCCOUL Partner

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Shawn McCoul has spent more than 20 years starting and operating successful businesses while actively investing in retail and light industrial real estate across Casper. Known for his ability to spot opportunity where others see risk, Shawn has built a career on utilizing creative financing and innovative deal structures to put together win-win transactions.

His unique background as both a business owner and property investor gives him a practical, results-driven perspective that few advisors bring to the table. Whether guiding clients through acquisitions, sales, or repositioning opportunities, Shawn draws on his hands-on experience to deliver solutions that align with both financial and operational goals.

Rooted in the community, Shawn is a proud husband to his wife, Tondi, and father to five sons. He approaches every deal with integrity, long-term vision, and a commitment to helping others succeed in business and real estate.

