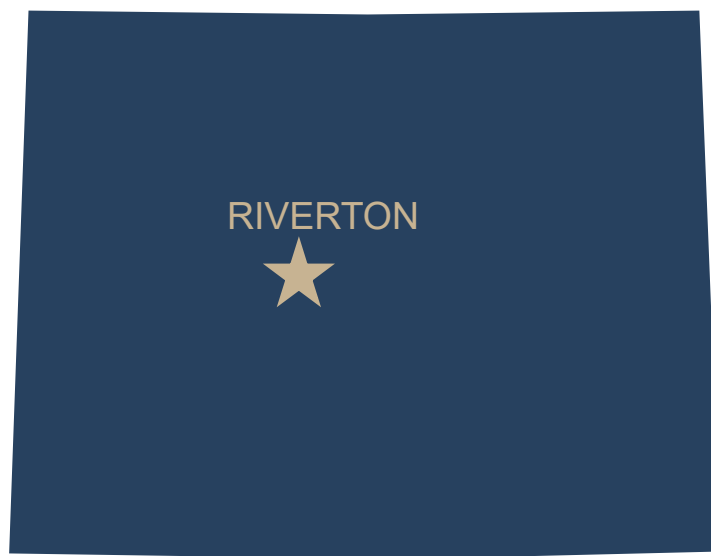




4,400 SF Medical Office Building

2300 Gasser Rd , Riverton, Wyoming 82501



OFFERING MEMORANDUM

BROKER¹**one**
REAL ESTATE

EXECUTIVE SUMMARY

RIVERTON MEDICAL OFFICE BUILDING

BrokerOne Real Estate is pleased to offer for sale the medical office building located at **2300 Gasser Road** in Riverton, Fremont County, Wyoming. Located one block from the Riverton campus of SageWest Healthcare hospital, this established medical income property features a spacious lobby, 3 separate reception rooms, 3 office spaces, 9 fully functional exam rooms, a lab, staff kitchen, large conference room and plentiful file storage in the 1,288 sf basement.

The attractive 4,406 sf wood-frame building was constructed in 2012 on a 22,290 sf concrete-paved site. There is on-site parking for +/- 30 vehicles, including 5 handicap spaces. The property also features a complementary 200 sf storage building.



SALE HIGHLIGHTS

- Only 1 block for the SageWest Healthcare Center
- Multi-functional Medical Office Building
- Income from legacy medical providers.
- 24-hour monitored security system
- 4,406 sf 1st floor plus 1,288 sf basement storage.
- Commercial-quality fire suppression system
- Well located in north Riverton only two blocks north of the Central Wyoming College campus and Riverton High School. The property is home to a clinic for Casper-based Wyoming Medical Center, Rocky Mountain Retina Specialists and Wyoming Cardiopulmonary.
- This outstanding medical office facility was originally constructed in 2012 for the owner's private medical practice. Since 2017, the property has been utilized as a multi-tenant clinic, primarily for Casper-based medical doctors of varying disciplines. The property has been extremely well-maintained and is in excellent condition. It is an outstanding income property for the discerning investor or a professional-quality office for an established medical or dental practice.

PROPERTY FEATURES

RIVERTON MEDICAL OFFICE BUILDING



PROPERTY HIGHLIGHTS

Building Size: ±0.511 Acres

Parcel ID: 9114280005700

Zoning: C-O: Office and Institution

Parking Spaces: +/- 30, including 5 handicap

Year Built: 2012

Sale Price: \$1,100,000.00

PROPERTY PHOTOS

RIVERTON MEDICAL OFFICE BUILDING



COMMUNITY PROFILE

RIVERTON MEDICAL OFFICE BUILDING



Riverton sits at the convergence of the Big Wind and Little Wind Rivers which has been a meeting place and crossroads since pre-historic times. Chief Washakie, Jim Bridger and Sacajawea are only a few of the legends that walked this land. As well as being the site of the 1838 mountain man rendezvous making Riverton truly a place to gather.

The modern city of Riverton, population 10,996, was founded in 1906 during the land rush to settle acreage withdrawn by treaty from the Wind River Indian Reservation. Our history blends the pioneer spirit of the homesteaders with the native cultures of the Northern Arapahoe and Eastern Shoshone Indians tribes. As Riverton evolved from a freewheeling ranching and mining town into the commercial and educational hub of west-central Wyoming, it has retained the "can do" spirit and vitality of the New West.

Sheltered by mountains to the west and north and on the edge of the precipitation shadow cast by the Rockies, Riverton has the mildest year-round weather in the state of Wyoming.

Proforma Income Statement			
Income			
Wyoming Medical Center	\$ 5,600.58	\$ 67,206.96	Exp 05/2021
Rocky Mountain Retina	\$ 1,950.00	\$ 23,400.00	Mo-Mo (\$400/wk + \$350 storage)
Wyoming Cardiopulmonary	\$ 2,000.00	\$ 24,000.00	Mo-Mo (\$250/day X 2/wk)
Allergy & Asthma Clinic	\$ 250.00	\$ 3,000.00	I day per month
Gross Operating Income	\$ 9,800.58	\$ 117,606.96	
Expenses			
Janitorial	\$ 600.00	\$ 7,200.00	
Janitorial Supplies	\$ 150.00	\$ 1,800.00	\$100 to \$150/month
Natural Gas	\$ 100.00	\$ 1,200.00	\$30 to \$180/month
Electric	\$ 140.00	\$ 1,680.00	\$100 to \$170/month
Trash-Water & Sewer	\$ 110.00	\$ 1,320.00	\$100 to \$110/month
Snow Removal	\$ 110.00	\$ 1,320.00	\$85/time X 3 times/mo X 5 mos
Weed Treatment	\$ 50.00	\$ 600.00	\$500 X 2/year
Alarm Monitoring	\$ 30.00	\$ 360.00	\$170 X 2/year
Building Insurance	\$ 145.83	\$ 1,749.96	
RE Taxes	\$ 375.00	\$ 4,500.00	\$4,504.21 for 2019
Total Expenses	\$ 1,810.83	\$ 21,729.96	
Net Operating Income	\$ 7,989.75	\$ 95,877.00	
Proforma Cap Rate		8.50%	
Proforma Income Value		\$ 1,127,964.71	

COMMUNITY PROFILE

RIVERTON MEDICAL OFFICE BUILDING

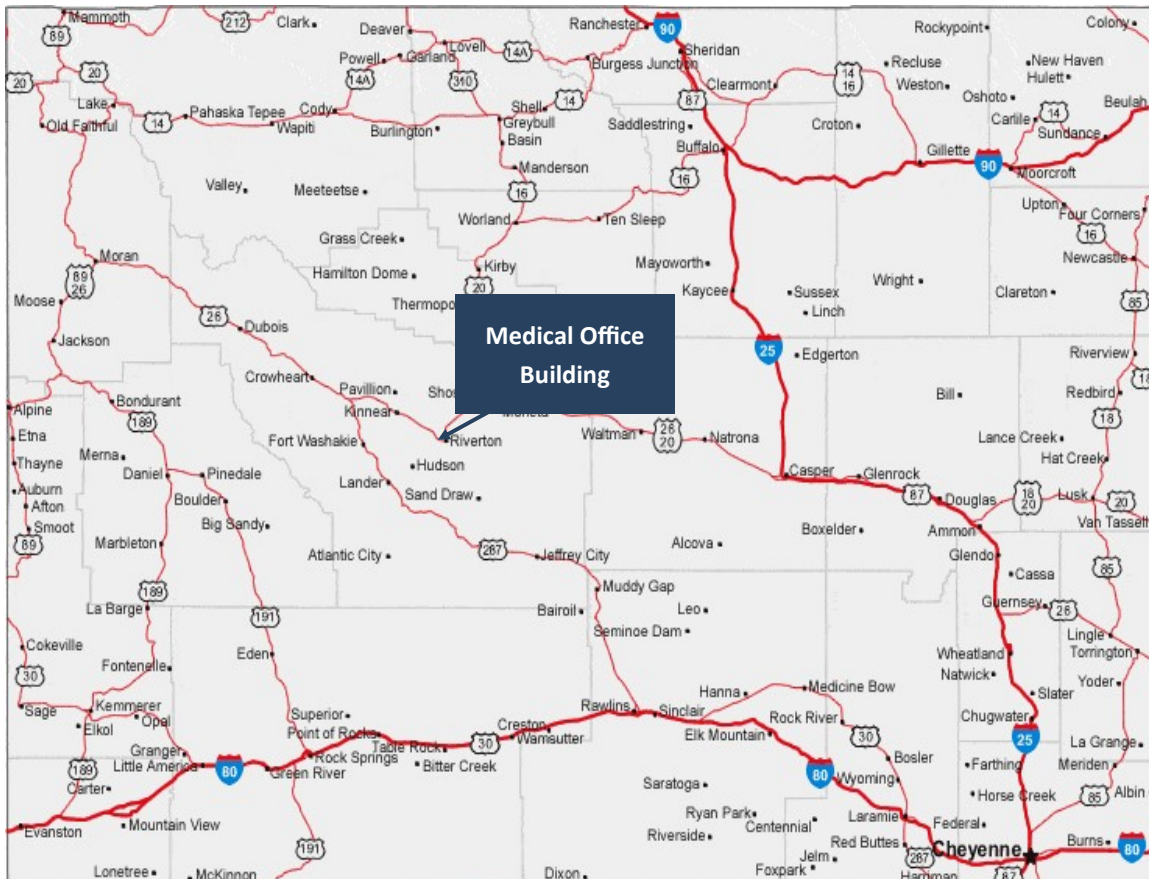
DIVERSE EMPLOYMENT OPPORTUNITIES & EXCELLENT REGIONAL ACCESS

Riverton today is a bustling town of commerce. Many residents of west central Wyoming come to Riverton shop and relax. With everything from native crafts and bazaars to national retailers, Riverton is a commercial city. Energy companies have regional offices in Riverton and the industries that support energy development, ranching and farming are located there. Now Riverton has a diversified economic base and its attractive location near the Wind River Mountains is inviting to tourists and new businesses alike. Central Wyoming College is a major contributor to Riverton's cultural and commercial life. With a nationally recognized nurse training program, state of the art Homeland Security Operations training and a partnership with the City of Riverton in a community recreation program. More than five hundred motel rooms and many full-service and "fast food" restaurants and the multitude of numerous "Vegas Style" casinos, make Riverton a convenient headquarters for travelers seeking to explore the Wind River Country or just sit and relax while taking it all in.



RIVERTON, WY DEMOGRAPHICS

2019	45-Minute Drive	50-Mile Radius	Sweetwater County
Total Households	12,631	16,753	15,531
Total Population	33,177	43,424	40,632
Average HH Income	\$69,623	\$69,978	\$69,663





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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective purchasers.

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