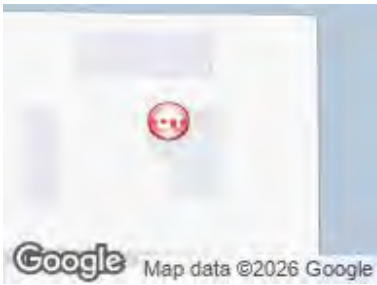


ALL FIELDS DETAIL



(57) MLS #	101535	(70) Parking Capacity	50 or More
(58) Class	Commercial	(71) Shared Parking	No
	/Industrial	(72) Stories	2
(60) Type	Commercial		
(61) County	LARAMIE		
(62) Asking Price	\$888,000		
(63) Address	2608 S		
	GREELEY HWY		
(65) City	Cheyenne		
(66) State	WY		
(67) Zip	82007		
(68) Status	ACTIVE		
(69) Sale/Rent	For Sale		
(109) IDX Include	Y		



GENERAL

(51) VOW Include	Yes	(53) VOW Address	Yes
(54) VOW Comment	Yes	(55) VOW AVM	Yes
(73) Agent	Jeanine Perry - Cell: 970-573-2814	(75) Listing Office 1	Red Diamond Realty - Cell: 970-573-2814
(76) Exclusive Agency	Y	(77) Buyer Exclusions	N
(78) Subdivision	NONE	(79) Listing Date	7/22/2026
(80) Expiration Date	7/22/2027	(82) Year Built	1964
(84) Legal Description	LENGTHY SEE DOCUMENTS	(85) Owner	.
(87) Occupant	,	(89) Lot Size	43560
(90) Acreage	1.00	(91) Business Name	previously Marv's RV
(98) Total Sq Ft	8498	(99) Floor Dimensions	s 72 x 32
(100) Update Date	8/10/2026	(101) # Stories	2
(102) Ceiling Height	14	(104) Associated Document Count	0
(105) Original Price	\$888,000	(23) PIDN#	13661730000500
(22) SqFt Source	Co Assessor	(20) Earnest Money Payable to	Town Square Title. Minimum \$5000.
(48) Geocode Quality	Exact Match	(32) Picture Count	25
(33) Days On Market	19	(37) Days On MLS	18
(15) DIRECTIONS	Corner of Hwy 85 (South Greeley Hwy) and Williams st.	(38) Input Date	7/23/2026 11:44 AM
(39) Update Date	8/10/2026 3:44 PM	(96) Status Date	7/29/2026
(97) Input Date	7/23/2026 11:44 AM	(816) Floor Plans Count	0
(817) Floor Plans Update Date	7/23/2026 11:44 AM		

FEATURES

Building Type	Building	Showing Instructions	Deed Transfer by
Auto Service	Kitchen Area	Call & Go	General Warranty
Commercial	Living Area	Call Listing Agent	Proposed Financing
Industrial	Reinforced Floor	Security System	Cash
Manufacturing	Restrooms	LockBox	Conventional
Office	Site and Access	Limited/No Outdoor Lights	Owner May Carry
Retail	Fenced	Limited/No Indoor Lights	Sellers Title Company
Shop	Fenced Parking	Roof	Townsquare Title
Show Room	High Visibility	Composition/Asphalt	Services Provided
Warehouse	Outside Storage	Metal	All
Other	Paved Lot	Disability	Miscellaneous
Flex	Frontage	Handicap Parking	No Covenants
Construction	Highway Access	Level Lot	Assoc Docs In Paragon
Block	Overhead Door-14'	Level Drive	See Addendum
Frame	Utilites/Heat	Interior Door Open 32+	
Concrete	115V Electricity	Stairs/Steps	
Inclusions	220V Electricity	1st Floor Bathroom	
Building	City Water	1st Floor Bedroom	
Fixtures	Public Sewer	Stall Shower	
Land	Other/See Remarks		

FINANCIAL

(113) Lease Price per Sq Ft	\$0.00	(114) Agent Hit Count	68
(115) Client Hit Count	1	(116) Taxes	1290.70
(117) Tax Year	2025		

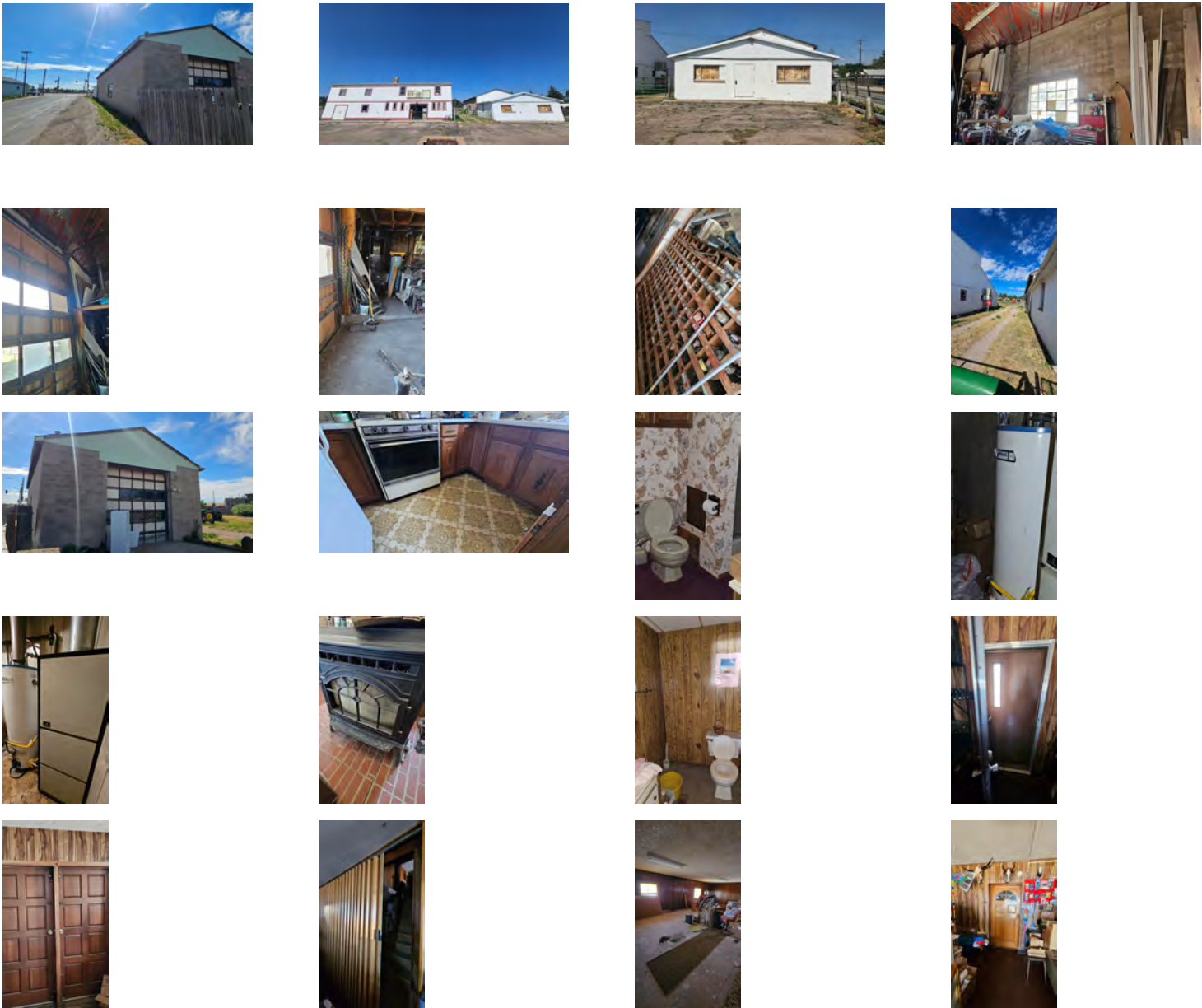
ADDENDUM

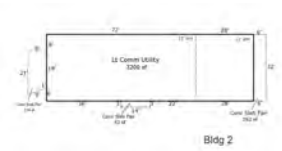
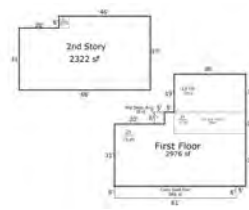
(108) Addendum All measurements per county info. If Buyer desires a specific use, it is to the Buyer to verify acceptable with the county. Zoning is CB (Community Business) and appears to be within city limits. There is a Auto shop on one side and a popular restaurant on the other. Land behind is residential. Approximately 135 feet of frontage with buildings approx. 55 feet from road surface. Owners are currently working to move remaining inventory and clean up building contents. items left at closing will remain with building. Please use caution in walking around. Daytime showings only. Lighting is limited. NO sign yet Taxes may be reassessed at purchase: buyer to do own due diligence.

REMARKS

(125) Remarks Unique property, FIRST time on the market! 1 full acre, 2 buildings on Highway 85, at a signalized corner! Roads on 3 sides. One building is a retail showroom with living quarters and a completely open second floor. The second building has office/retail space in the front and a 2300 sq. ft. shop with overhead doors, 14-15' sidewalls, and an interior entrance ramp! Property is fully fenced (mixed type) from center of buildings to the back. With side and front gates. Building one, Frame construction: First floor is almost 3000 sq. ft. on a concrete slab. Front is set up as a showroom with a retail center, includes a bathroom and tons of storage. The back area has a kitchen, Living room, another bathroom and 2 potential bedrooms. The second story is 2300 sq. ft. with a couple closets, a sizable 2nd room, and wide open spaces at the top of the overwidth staircase. The entire building could be repurposed for your own usage. No question it is dated with interior paneling and the like. But potential, potential, potential! 2nd Building: Office area may be partially frame construction. 896 sq. ft. with 10 ft. walls and wood floor. Previous use for overflow storage, and retail space. The prize is the back shop area with 2 overhead doors, concrete floor, block walls and tons of space. 2300 sq. ft. of open space. Side walls measured at 14', but county says 15'. It is set up with storage shelves, and work benches. Uses? endless!

ADDITIONAL PICTURES





DISCLAIMER

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