

# FOR SALE

153 Progress Circle Mills, WY



**LUKER**|REALTY

(307) 265-8000  
lukerrealty.com

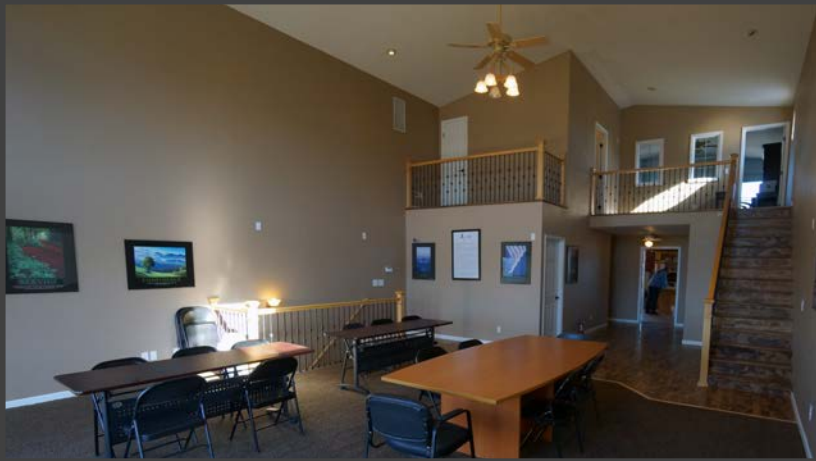
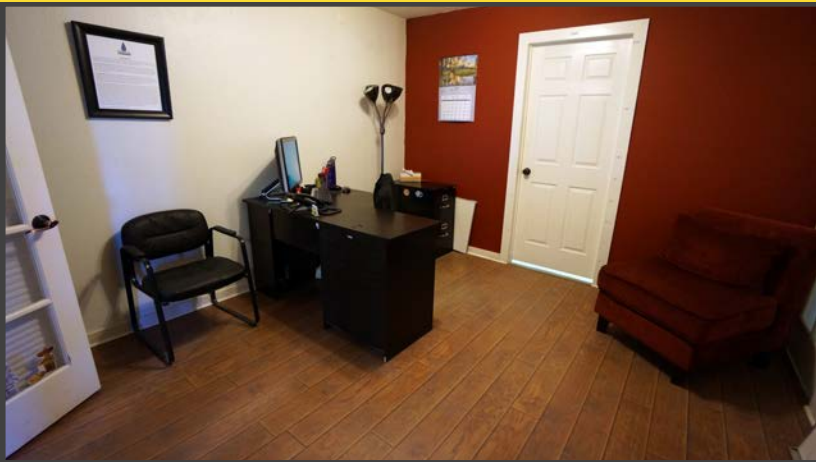
Luker Realty has been retained to exclusively offer 153 Progress Circle for \$635,000. Constructed in 2004 on 1.01 acres of established industrial land this property is well suited for many uses. Consisting of 10,176 square feet of improvements including office, residence, showroom, and warehouse. At \$62 per square foot this property is priced under half of replacement cost. Situated in Mills, one of Wyoming's opportunity zones created by the Tax and Jobs Act, just west of Salt Creek Highway and north of West Yellowstone Highway. Conveniently located in the central Casper market; minutes from downtown, I-25, and Natrona County International Airport.

Mills is in Natrona County Wyoming, which has a population of 80,000. The economy is vibrant with a broad industry base built around the hydro-carbon sector. Benefiting from the natural resources of Wyoming, Natrona County is centrally located and serves as the hub for energy, office, finance, retail, and medical trade areas of Wyoming. Companies are opening new facilities, creating jobs, infusing capital, and solidifying investment in the Mountain West. The regional economy is strong and demand for commercial real property is strong.

Prospective purchasers or their representatives are encouraged to submit a letter of intent to purchase, outlining general terms and conditions of their offer. The letter of intent should be submitted to Luker Realty, LLC:

P.O. Box 23  
Casper, WY 82602  
[chris@lukerrealty.com](mailto:chris@lukerrealty.com)

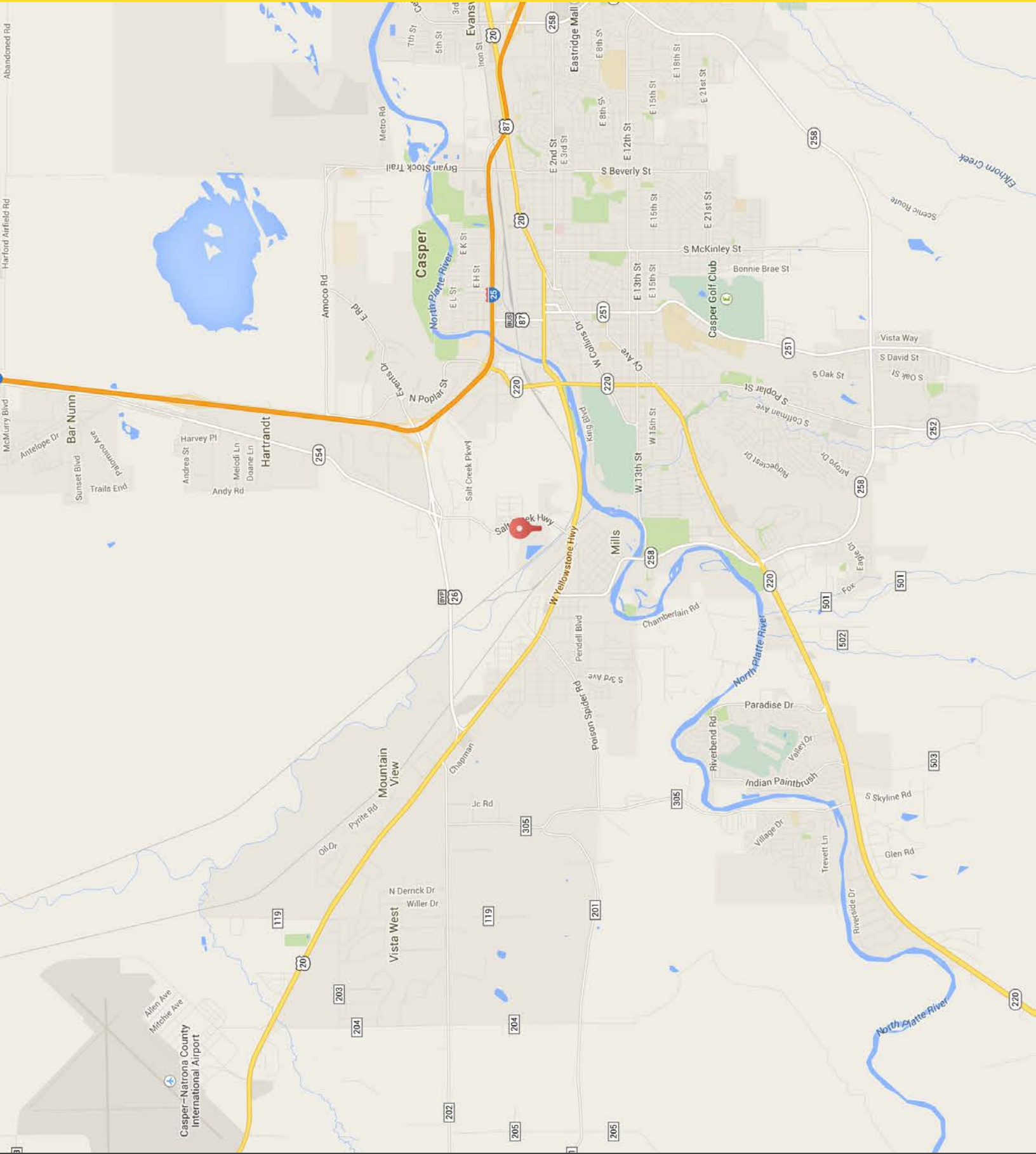




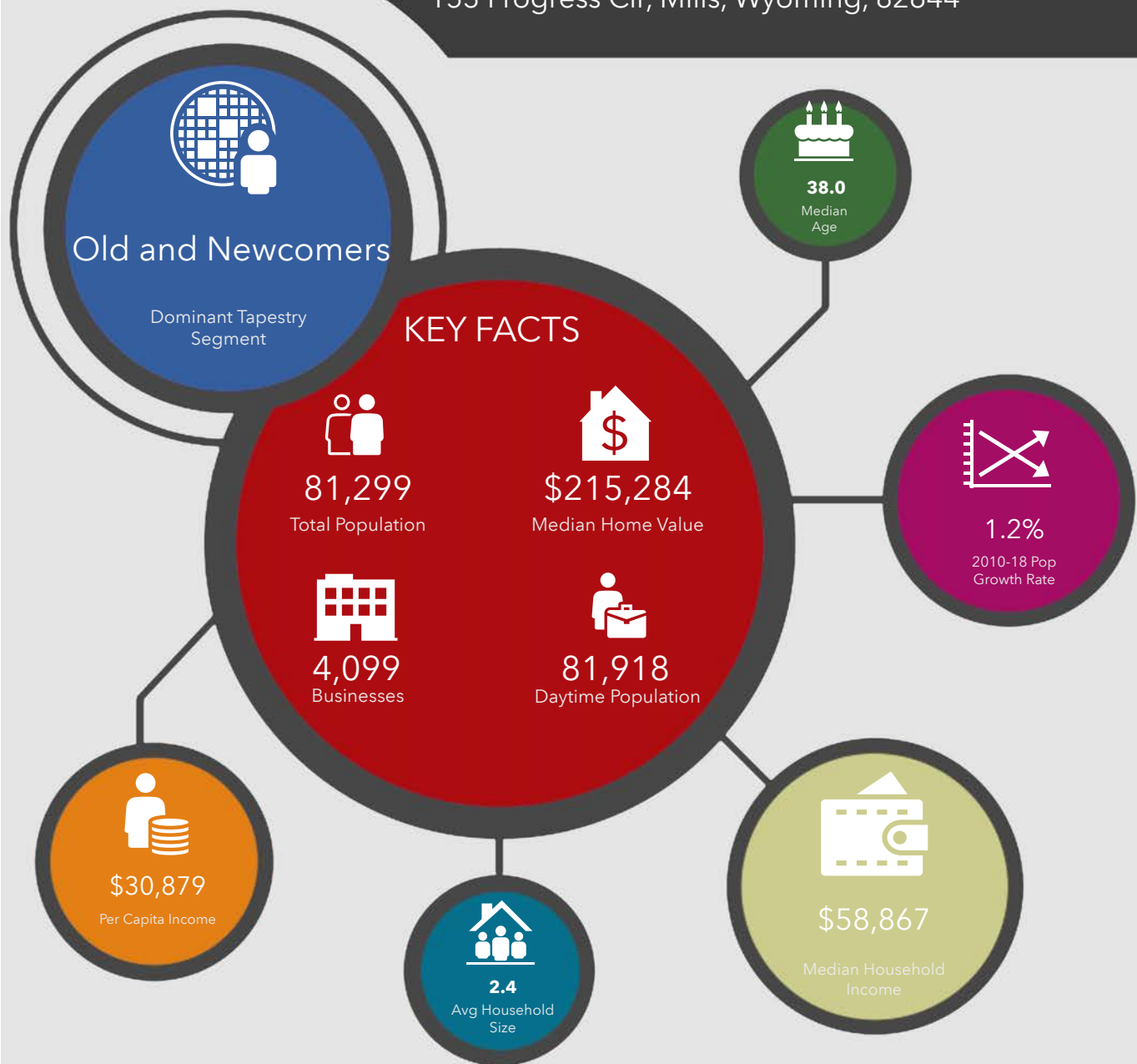




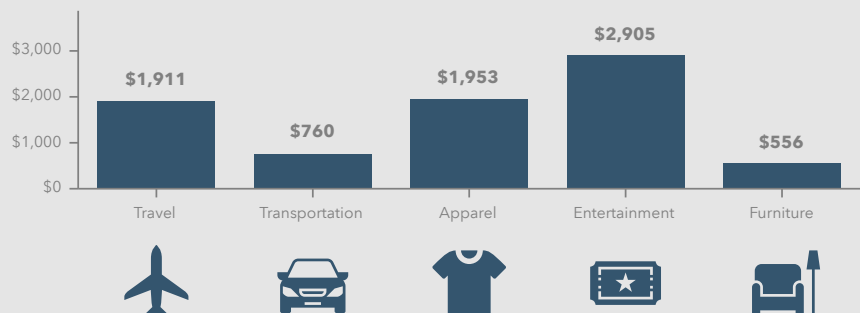




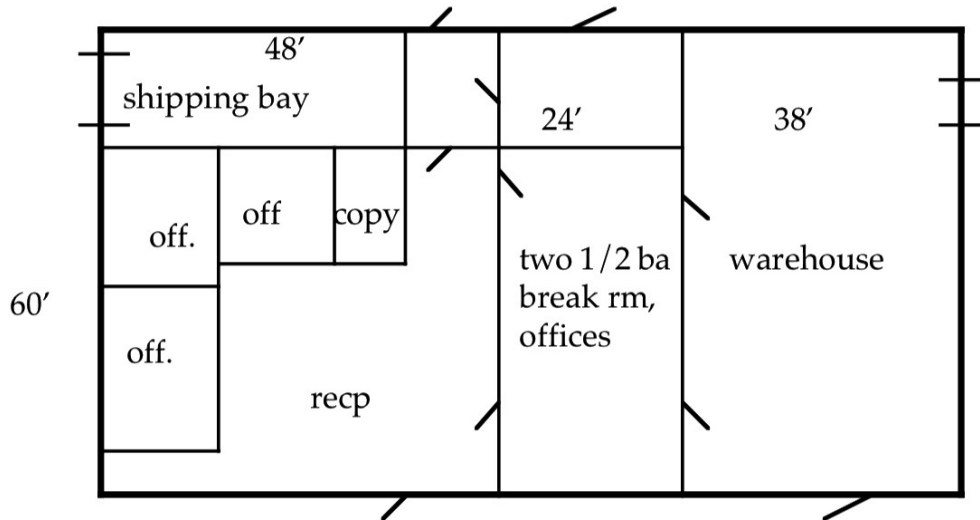
153 Progress Cir, Mills, Wyoming, 82644



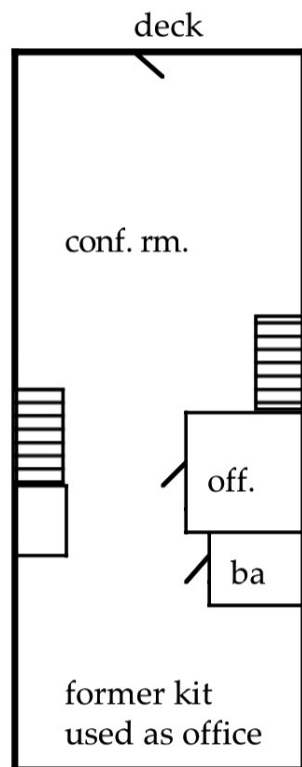
## KEY SPENDING FACTS



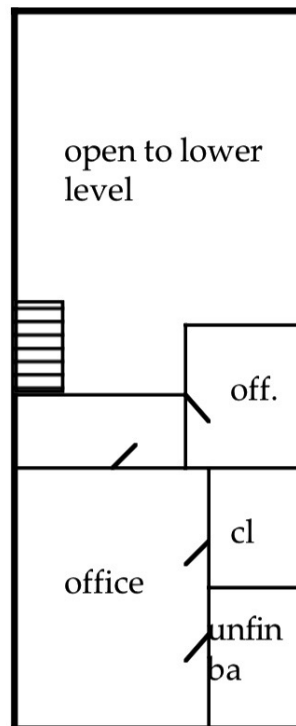
© Esri 2018  
Spending facts are average annual dollars per household



1st floor = 60' x 110' = 6600 SF



2nd floor



3rd floor

2nd floor = 24' x 60' = 1440

3rd floor = 24' x 28' = 676

8' x 12' = 96

total 3rd = 2208

Building totals -

1st floor = 6600

2nd floor = 1440

3rd floor = 768

Building total = 8808

Total finished including  
the showroom = 6528

Total office space = 3648

Note: building outline and upper floor  
sketches are not at the same scale.