

<b>Lot Size</b>	23,760 SF
<b>Building Size</b>	8,199 SF
<b>Units</b>	25
<b>Year Built</b>	1930
<b>Exterior</b>	Brick
<b>Zoning</b>	Commercial (C)
<b>Roof</b>	Shingle
<b>HAVC</b>	Wall Unit

## Executive Summary

Located directly off of busy W Lincolnway The Stagecoach Motel has very easy access to both I-25 and I-80. Within Walking Distance of popular restaurants such a Papa John's, Arby's, Village inn, and also surrounded by 13 other lodging facilities, this is a booming business district in Cheyenne. Don't miss your chance to make your mark on the lodging market in Cheyenne!

## Investment

Price	\$1,150,000
Gross Income	\$300,000
NOI	\$150,000
CAP Rate	13%
Type of Owner	Fee Simple
Price/SF	\$140/SF



**1515 W Lincolnway,  
Cheyenne, WY 82001**

Presented by: Kim Choi

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