



**Michael Eastman**  
 Broker/Owner  
 RE/MAX Results Realty, Inc.

# 1394  
 ☎ 3077894411  
 📠 3076794411  
 ✉ michael\_eastman@remax.net

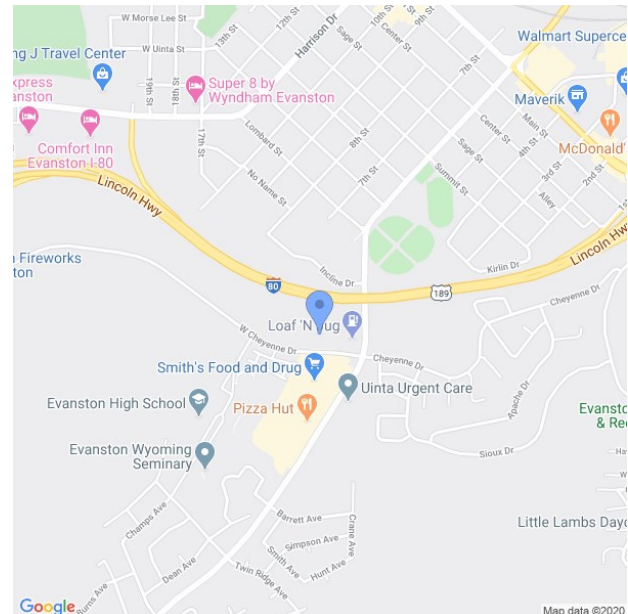


# Joe's Modern Cleaning

624 W. CHEYENNE DR SUITE 5, EVANSTON, WYOMING 82930



COMMERCIAL • RETAIL • FOR SALE



**SALE PRICE \$350,000**  
**SALE TYPE BUSINESS FOR SALE**  
**ZONING CB-D**  
**BLDG TYPE SINGLE TENANT**  
**STATUS EXISTING**  
**YEAR BUILT 1987**  
**STORIES 1**  
**CAP RATE 10.52%**

**VACANCY 100%**  
**ANNUAL TAXES \$949.39**  
**GROSS BLDG 2,894 SQFT**  
**LAND AREA .07 ACRES**  
**CEILING HEIGHT 10.0 FT**  
**NET OP INC \$36,814**  
**MARKET SOUTHWEST WYOMING**  
**SUB-MARKET COMMUNITY RETAIL**  
**LEGAL DESCR LOTS 4 AND 5 IN BLOCK 1 OF FRONTIER SQUARE**

- 1454 sq/ft Laundromat
- 1440 sq/ft Dry Cleaners
- Dry Clean Pro/day software
- Security System

Includes all Furniture, Fixtures and Equipment. Current Owner has operated business for over 12 years.

The Subject property abuts Interstate 80, is anchored by Smiths Food Kind to the South. Joe's Modern Cleaning is located in Frontier Square. Frontier Square is a multi-unit commercial Condo project with neighborhood retail space. Legal

Description Lots 4 & 5 in Block 1 of the Frontier Square Subdivision