



Commercial/Residential  
# 2561

207 W. Ramshorn Street  
P.O. Box 663, Dubois, WY 82513  
307-455-2452  
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## *Location, Location, Location*





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Residential Property  
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**LOCATION:** 104 N. First Street, Dubois, Wyoming

**LEGAL DESCRIPTION:** T41N, R106W, Section 7, TR Lot 1 to the Town of Dubois, Fremont County, Wyoming, containing 24,100 sq. ft., more or less.

**PRICE:** **\$115,000.00**

**TERMS:** Cash, new loan

**UTILITIES:**

**YEAR BUILT:** 1922, addition added 1981

**water** City  
**sewer** City  
**electric** High Plains Power  
**propane** N/A  
**telephone** Dubois Telephone Exchange

**TAXES:** \$780.00 (2010)

**REMARKS:** Excellent location for a business or residential rental. Large commercially zoned lot with off street and adjacent public parking access. Period log home most recently used as a retail location could be converted to a residential rental.

The data contained herein was obtained from the owner and other sources deemed reliable; however, it is not guaranteed by this office. Prospective purchasers are advised to examine the facts to their own satisfaction. These details regarding the property are subject to change in price and/or terms, or withdrawal from the market without notice. Brokers are advised to call the Listing Agent prior to showing the property to prospective Buyers. This is not an offer of Sub-Agency, rather a sharing of information.

	<i>Sq. Ft.</i>	<i>Bedrooms</i>	<i>Baths</i>	<i>Heating</i>	<i>Fire place</i>	<i>Deck/patio</i>	<i>Floors</i>	<i>Garage</i>
<i>Level 1</i>	1300	2	1	EBB Wood stove	Wood stove	n/a	Carpet, Wood, vinyl	none
<i>Cellar</i>	150							