



2533

207 W. Ramshorn Street
P.O. Box 663 Dubois, WY. 82513
307-455-2452
Email: propertyinfo@bertmiltonrealty.com
Web: www.bertmiltonrealty.com

Try A Little Tenderness Try A Little Tenderness



Commercially Zoned
Fixer-Upper



**Commercial Property
2533**

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LOCATION: 118 North First Street, Dubois, Wyoming

LEGAL DESCRIPTION: Lots 11 and 12, Block 3, Ramshorn Addition, Town of Dubois, Fremont County, Wyoming containing 15,000 square feet more or less

PRICE: \$126,500.00

TERMS: Cash or new loan

UTILITIES:

YEAR BUILT: 1930 with addition in 1970

- Water: City**
- Sewer: City**
- Electric: High Plains Power**
- Propane: V-1 or Amerigas (Customer owned tank)**
- Telephone: Dubois Telephone Exchange**

TAXES: \$524.40

REMARKS:

Great opportunity for the right person. If you have the creativity to see the potential of this 2-bedroom, 1-bath gem then this is the property for you. The glow of the hardwood floors invite you into this home with yesteryear charm. Currently under a bit of restoration this property is priced so you can finish the job yourself. Commercially zoned for added appeal!!

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>other</i>
<i>Home</i>	1,165	2	1	Propane & Wood	Wood Stove	Front Deck	Wood & Carpet	None	