

LISTED BY LARAMIE LAND COMPANY

769 NORTH 4TH STREET

307-721-3039

WWW.LARAMIEREALESTATE.COM



213 GRAND AVENUE

DOWNTOWN LARAMIE BUILDING FOR SALE

BAR/RESTAURANT/RETAIL SPACE





ADDRESS: 213 GRAND AVENUE, LARAMIE, WY 82070

COUNTY: ALBANY

BUILDING SF: 2,963 WITH AN ADDITIONAL 996 SF OF STORAGE IN THE BASEMENT

LAND SF: 3,168 SF

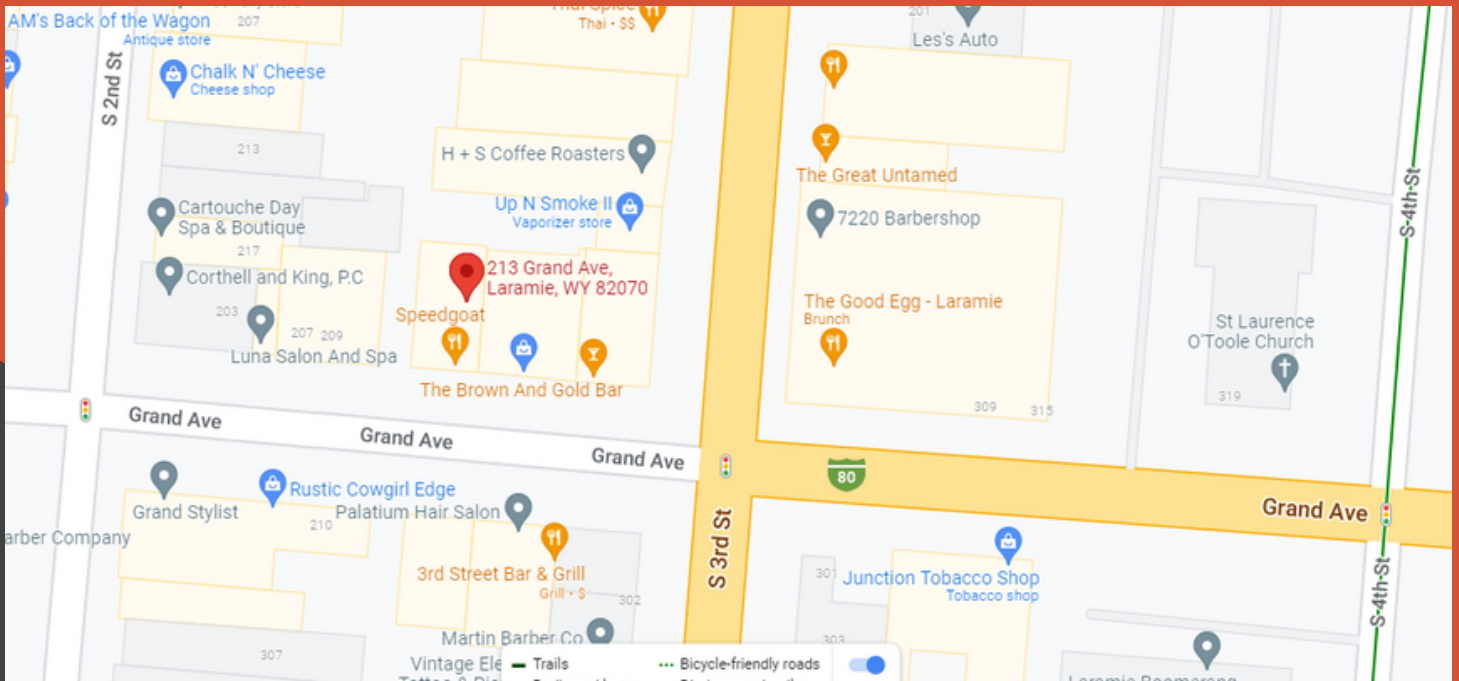
YEAR BUILT: 1880 WITH REMODEL DONE IN 2017

PARKING TYPE: STREET

- LOCATED IN THE HEART OF DOWNTOWN LARAMIE
- LARGE ENOUGH RESTAURANT TO HOLD SMALL TO LARGE PARTIES
- REMODELED BUILDING IN 2017
- LIST OF EQUIPMENT AND FIXTURES AVAILABLE UPON REQUEST, ALL GO WITH THE BUILDING.

PROPERTY DESCRIPTION

Located in the heart of Downtown Laramie, just to the west of 3rd Avenue and Grand Avenue is a renovated turn-key restaurant space available for sale, please note the business is not for sale. The building was originally built in 1880 and went through a beautiful remodel in 2017. Not only do you have a gorgeous restaurant space, you have all the fixtures and equipment that are within a few years old ready for use. Take the hassle out of a start-up and purchase this ideal building downtown with all the provisions for your restaurant which includes a built-in bar area. The building was gutted and remodeled in 2017 with investments in a new exterior façade, plumbing, electrical, HVAC, and finishes, and restaurant infrastructure including bar, kitchen, coolers, all FF&E, and restrooms.



LOCATION DESCRIPTION

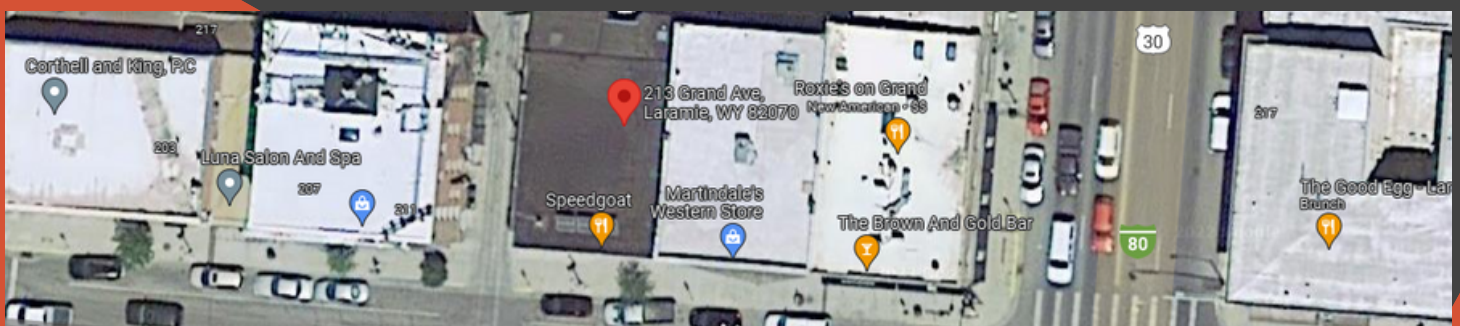
Laramie is home to the University of Wyoming as well as a vibrant downtown and extraordinary recreational opportunities. Located approximately one hour from Fort Collins, Colorado, 2 hours from Denver, and just 45 minutes from Cheyenne, Laramie provides a quieter small town feel but also allows residents to jaunt to a “City” for a day.

The property is in the heart of downtown, which has an energetic scene with restaurants, breweries, shopping, and local art murals throughout. Laramie Main Street, the economic development organization for downtown, has received many awards and achievements through the years while making the downtown a top destination for not only tourists but locals. Most recently, Main Street America published a community profile of Laramie Main Street as an example of “organizations, individuals, volunteers, and local leaders working to advance our common cause of fostering vibrant, thriving communities.”

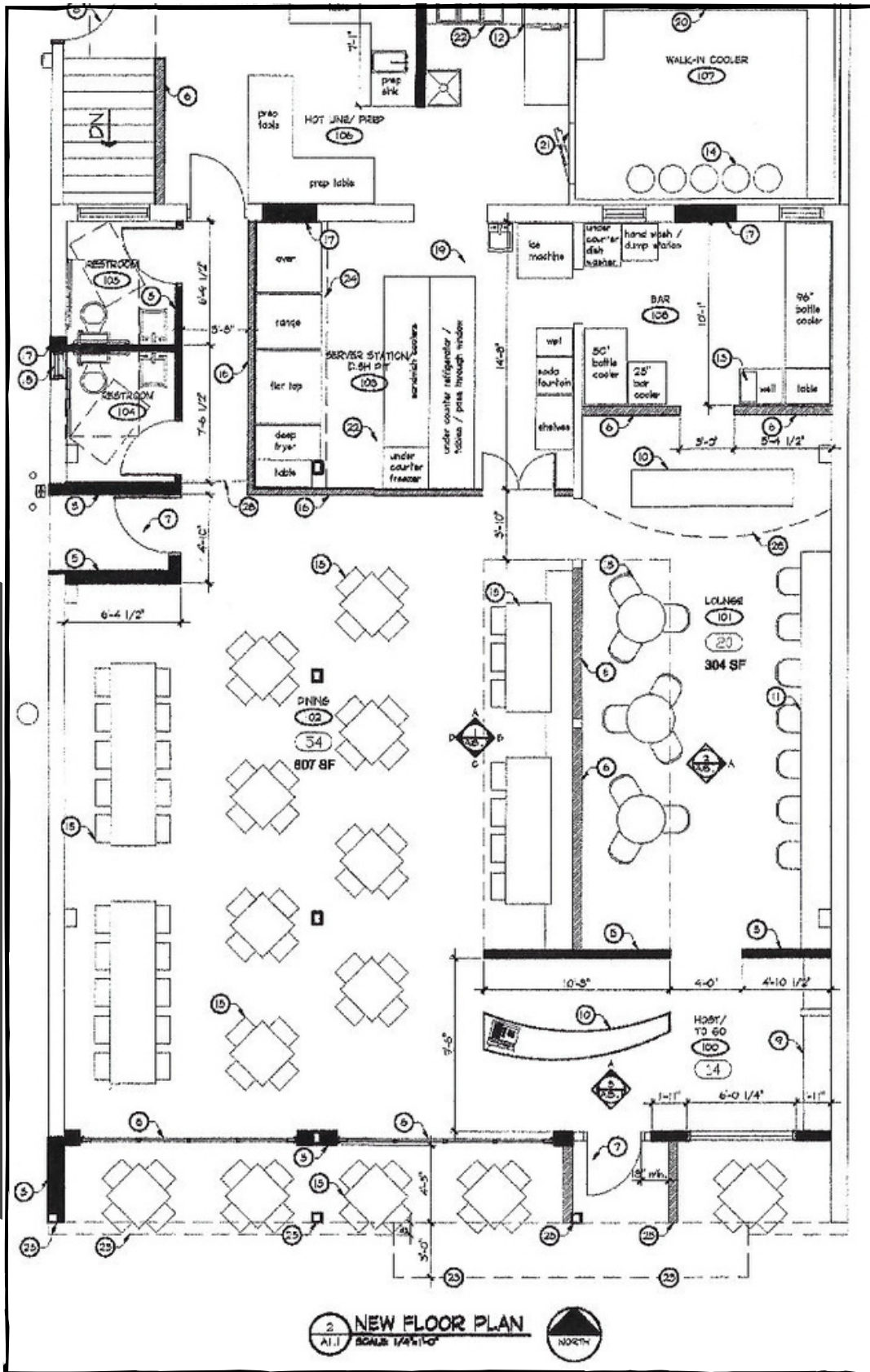
The Laramie Chamber Business Alliance notes that Laramie is known as the Gem City on the Plains, the town is nestled in between more than 1.5 million acres of Medicine Bow National Forest to the west and Vedauwoo, Curt Gowdy State Park, and Pole Mountain Area to the East. A recreational enthusiast will find hundreds of miles of trails for all recreational riding, biking, skiing, and hiking you can imagine as well as the use of Snowy Range Ski Area for the downhill skiers.

LARAMIE DEMOGRAPHICS

- **EST. POPULATION 2021 – 33,008 (PROJECTED POPULATION BASED ON US CENSUS DATA, WORLD POPULATION REVIEW)**
- **MEDIAN HOUSEHOLD INCOME (2020): \$47,463 (U.S. CENSUS DATA)**
- **MEDIAN AGE: 25.9 (WORLD POPULATION REVIEW)**



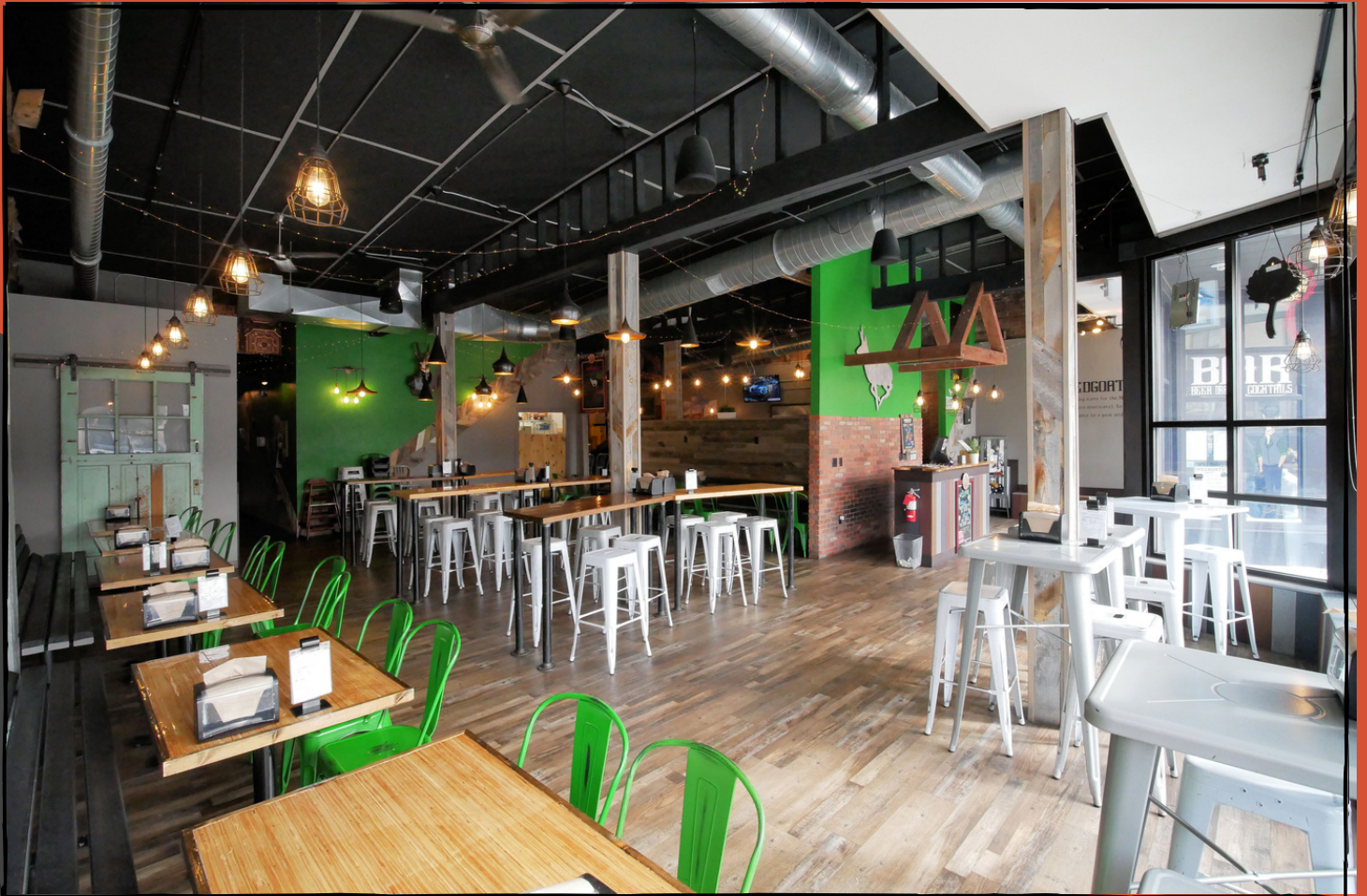
Floor Plan













FOR ADDITIONAL INFORMATION

EFFIE BADER

OWNER/ASSOCIATE BROKER
LARAMIE LAND COMPANY

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LARAMIE, WY 82072

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