



**FITCH BUILDING, Park County, Wyoming, 2.32 Acres**

**\$1,500,000**

- Income producing

Commercial Office Building for sale. The Fitch Building is located on a 2 (+/-) acre light industrial zoned business park parcel on the East side of Powell, Wyoming. Two more adjoining 2+ acre lots are available for sale if needed. The Building is 12,354+/- square feet with varying size offices and common space.

Common Space includes front and rear entryways with attached lobby, large public restrooms, public kitchen, boardroom and hallways. The Building has ample private parking in the front and rear of the building. The Building has 4 separate HVAC systems to guarantee consistent temperature control, a building wide security system and is fully networked with central control room. The Building is well landscaped with a private well watering system.

Income and expense sheet available for review – Non-Disclosure Agreement required for all real estate agents/brokers and potential buyers.

48 hour notice to show the property by special appointment only. Evidence of financial ability to purchase required prior to any showing appointment. Listing Agent must be present for all showings.

**Main Info**

- Street Address : 1201 7th Street, Powell, WY
- Lot Size Acres : 2.32 Acres
- Postal / Zip Code : 82435
- Lot Size Square Feet : 101059 square feet
- State / Province : Wyoming
- Dwelling : Yes
- County : Park
- (Assessor) Parcel Number : 02087700000000
- Closest City : Powell

**Taxes**

Tax Year : 2021

Estimated Taxes per year are \$7,925.00

**Broker Info**



## **Jim Williams**

**Clearwater Properties**

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Jim Williams' real estate career started at an early age mowing lawns for the family rental properties. Since graduating from Texas Tech University with a degree in Real Estate Finance, Jim has enjoyed high levels of success as an Escrow Officer, Agency Manager, Vice President, and State Manager for First American Title Insurance Company in West Virginia. Jim has also provided commercial underwriting/consulting services for First American Title, Old Republic Title, and Stewart Title in complicated litigation proceedings and large commercial transactions. Most recently, Jim managed Dr. Lisa Williams' OB/GYN medical practice in Cody, WY. Jim has served on the City of Cody Planning and Zoning Board. Other community service includes Park County Youth Hockey, Absaroka Figure Skating Club, Park County Arena Board, Yellowstone Quake Junior Hockey Club, and USA Hockey Level IV youth coach. Jim is an avid outdoorsman with interests in archery hunting, camping, golf, and shooting sports. He has hunted and fished in 27 of the continental United States as well as Argentina and South Africa. Customers can rest assured Jim will meet their every real estate need. He is a consummate businessman with a sincere side that enables him to work to achieve the goals he and his clients share. Three-plus decades of market experience combined with a unique business sense: That's Jim Williams.

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