



## A WOMAN'S PLACE, Park County, Wyoming, 0.28 Acres

**\$1,425,000**

- Income producing

This one of a kind office building comes on the market for the first time since construction in 2008. Over 3,200 square feet of prime office space in downtown Cody, WY complete with off street parking (front & back) plus ample on street parking in close proximity. Built in 2008 by Jerry Thiel & Sons Construction, this building has it all.

The current configuration is for a medical practice complete with 3 exam rooms, 2 procedure rooms, a lab and multiple office/file/storage rooms. The building was constructed with an all truss roof (Note: Building plans and Roof design plans available for review), so there are no internal load bearing walls. Buyer will need to employ a structural engineer to inspect and confirm.

The building is wired with TCT Fiber Cable, Cat 6 Cable and will come with a 48 Port Gigabit Switch of Ethernet. The building will also come with an Amplifier HD WIFI Repeater. Building currently has VoIP TCT telephone system that can be part of the transaction.

Seller is looking for a potential sale/leaseback.

SELLER IS A WY LICENSED REAL ESTATE PROFESSIONAL

### Main Info

- |                                  |  |
|----------------------------------|--|
| • Street Address : 1443 Beck Ave | • Lot Size Acres : 0.28 Acres              |
| • Postal / Zip Code : 82414      | • Lot Size Square Feet : 12040 square feet |
| • State / Province : Wyoming     | • Dwelling : Yes                           |
| • County : Park                  | • (Assessor) Parcel Number : R0037627      |
| • Closest City : Cody            |  |

## Taxes

Tax Year : 2023

Estimated Taxes per year are \$5,158.00

## 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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