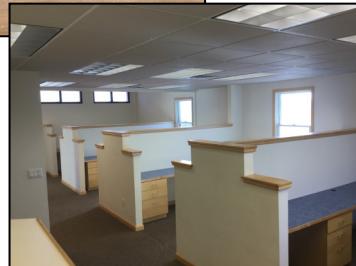


**FOR SALE
OR LEASE**

**3840 Misner Lane,
Laramie, WY**



This Property has been home to General Contractor for over 40 years. Many new improvements. Office in excellent condition. Great Shop and storage areas, as well as excess land for additional storage. 1/2 Mile South of City of Laramie, in Albany County. Complete Wood Shop, with workbenches, rack storage. All stationary power tools available with building sale.

- Gas Forced Air Roof Top Unit, with Air Conditioning
- Gas Unit Heaters, Shop and Storage.
- South Laramie Water District.
- Septic System
- High Speed Fiber Connectivity
- Ability to Add 6,000 to 8,000 sf to site.
- New metal siding on all buildings.
- New FiberTite membrane roof on Office/Shop with 15 year warranty.
- New FiberTite membrane roof with layer of insulation on SW Building, bays 1,2,3,4.
- Metal Roof on North Building is 5 years old.
- Covered RV and equipment storage at Open Front.
- Table saw, Joiner, Planner, Drill Press, Band Saw, Shaper, Radial Arm Saw, Edge Bander included in sale.



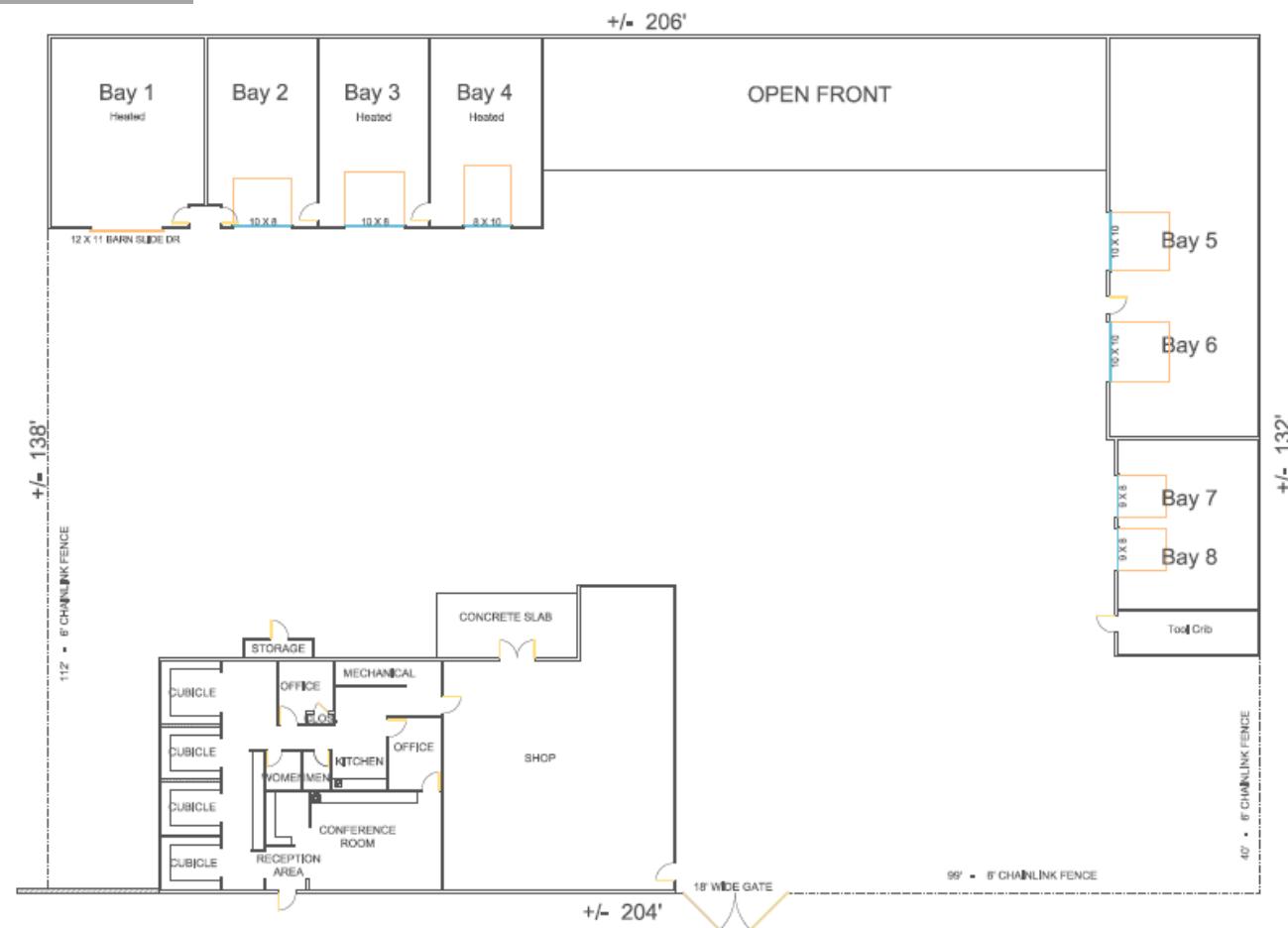
\$525,000 Sale Price or \$4,300 per month lease rate.

**For Questions>Showings: Paul Hoffman 970-218-8750 or
paul@sweetwaterlimited.com**

**FOR SALE
OR LEASE**

**3840 Misner Lane,
Laramie, WY**

Floor Plan



3840 MISNER LANE

(A) SITE PLAN

SCALE: 1/32" = 1'-0"

| SQUARE FOOTAGES | |
|----------------------|-------------|
| OFFICE | 1,926 S.F. |
| SHOP | 1,700 S.F. |
| WEST BUILDING | 2,775 S.F. |
| OPEN FRONT STRUCTURE | 2,195 S.F. |
| EAST BUILDING | 2,695 S.F. |
| TOTAL BLDG. AREA | 11,372 S.F. |
| LOT | 32,320 S.F. |

