

RETAIL & WAREHOUSE FOR LEASE HISTORIC DOWNTOWN CHEYENNE

319 West Lincolnway 2200 sf Storefront & 1000 sf Warehouse

- ◆ BEAUTIFUL STOREFRONT with SIGNAGE and GREAT VISIBILITY on LINCOLNWAY
- ◆ 1st FLOOR STORE with PARTIAL BASEMENT
- ◆ LOADING DOCKS & ALLEY DELIVERY
- ◆ CHARMING HISTORIC BUILDING
- ◆ EXCELLENT PARKING OPTIONS—ASSIGNED ON-SITE, NEW MUNICIPAL PARKING GARAGE ACROSS STREET, plus ON-STREET
- ◆ CONVENIENTLY LOCATED to HOTELS, RESTAURANTS, SHOPPING, GOVERNMENT BUILDINGS
- ◆ QUICK ACCESS TO I-25, I-80 & Hwy 85
- ◆ PART of a THREE BUILDING COMPLEX

Complex Uses	Retail, Warehouse, Manufacturing, Office, Residential Loft
Entire Site	.03152 acres
Total Complex	15.996 sf
Vacant Spaces	1,000 sf Warehouse 2,200 sf Retail

\$13.00/sf Store
\$5.00/sf Warehouse
plus Utilities



For more information or to view this property, please contact exclusive agent:

FARRIER
REAL ESTATE INC

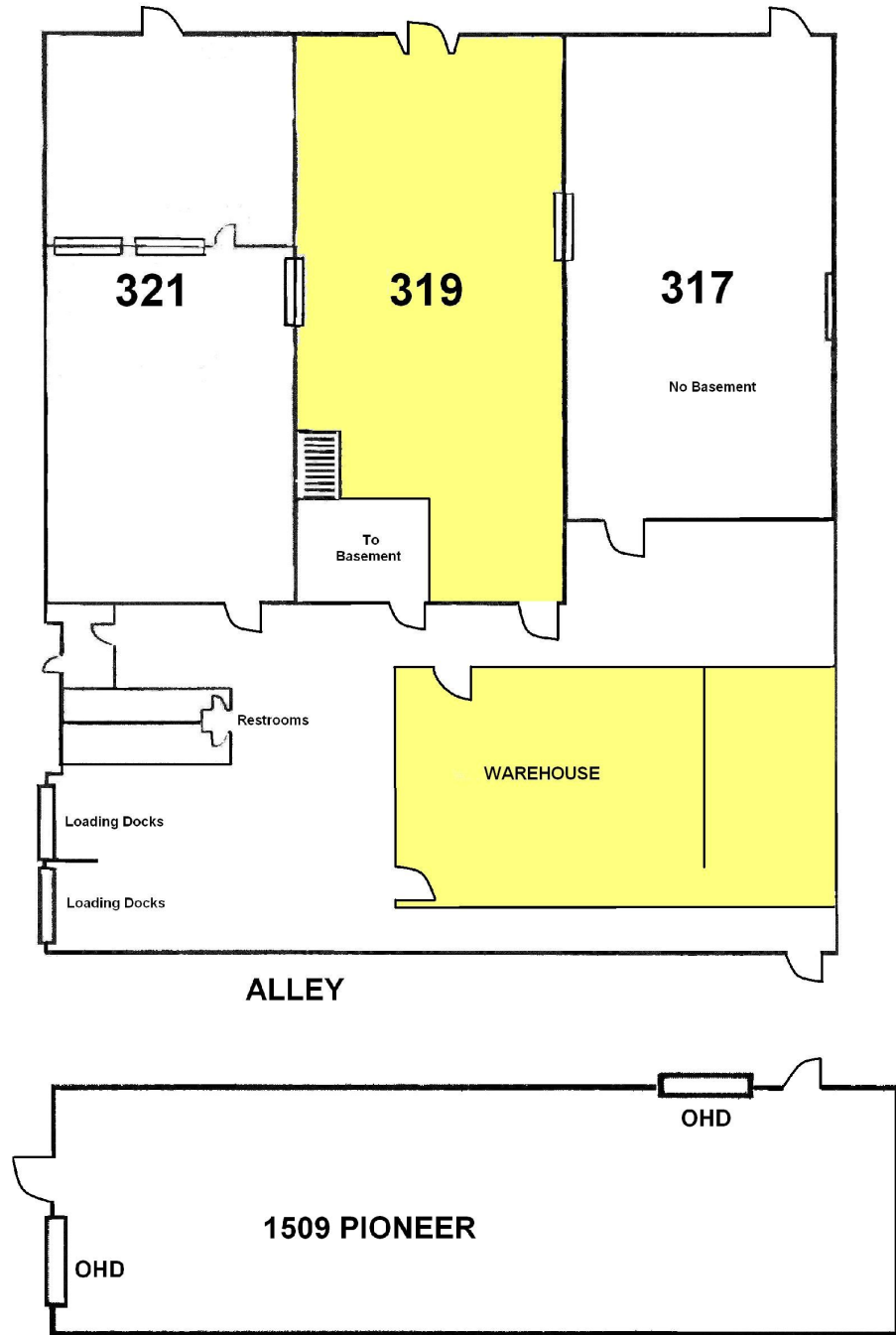
Linda Farrier, Broker
307.514.0229 Office
307.287.9337 Cell
linda.farrier@FarrierRealEstate.com



FLOOR PLANS



West Lincolnway



Drawing Not to Scale

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