



www.hangartrader.com

Ad Number : 11157

Hangar for Sale, Hanger/Apartment Lander, WY

\$125000.00

1540 Rodeo Drive Space 8 (404), - 82520

Contact : Jeff Shaffer

307-240-4462

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Width 40 Feet Depth 50 Feet Height 10

Description:

Unique Hanger/Apartment * Has City Street Entrance/Private Gate Code

(Water, Electricity, Natural Gas)

"Turn Key" Everything Included!

Bedroom Furniture, Chair, Office Desk & Chair, Kitchen supplies, etc

Stand alone Refrigerator, Microwave

40 Feet Wide, 50 Feet Deep, 9 Foot Plus High (could be 10 Feet, will verify)

Apartment (approximately 600sf) has three separate rooms

Master Bedroom/Office with separate Bathroom (Shower, sink & toilet)

2nd room (12x13) could be Kitchen (sink now, plumbed for water & electricity)

Third room (8 x 12) set up for shop or ?. Newer Gas Heater

New Drywall, 6 inch to 8 inch plus thick interior walls

Swamp Cooler

Attic/Loft Available for 2nd floor / additional space, low cost to expand

This Hanger/Apartment could be rented as a Airbnb

Financials

Yearly Lease, current \$ 313.00

Yearly Property Taxes, Approximately \$525

Monthly Water, City \$ 35.73

Rocky Mountain Power, Minimum Monthly \$ 40.00

Call Jeff Shaffer 307-240-4462