

## *Large Commercial Building*



**5810 U.S. Hwy. 26**

This attractive 12,390 Sq. Ft. steel building has high visibility, highway frontage and access onto U.S. Hwy. 26 just east of Dubois. There are numerous potential uses for the building; it includes 3 large shop or vehicle bays with 15' wide 14' overhead doors, and a 7,200 Sq.Ft. commercial suite in front suitable for use as a restaurant, offices, or retail space. The property includes 5,000 Sq.Ft. of paved parking on 2.14 acres fenced with popular buck & pole fencing. An adjacent 12+/- acres, currently in pasture grasses, is available for an additional cost. This is a beautiful property, completed inside and out, and ready to be specially finished for your uses.

**Offered for \$769,000**

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Commercial space has been partially finished for use as a restaurant and lounge. Some of the improvements may be negotiated separately, or they can be removed.



Water on the property is from a 200' well which produces 41 gpm. Septic is a 1,000 gal. concrete tank. Both were put in 4 years ago. The building has underground electric service, 3-phase, 115 v & 220v. Floors in all 4 units have radiant heat from 2 propane boilers.

Adjacent 12+/- acres are irrigated by means of water rights from the Wind River.

This property provides great business opportunities with amenities that cannot be duplicated for the purchase price! **\$769,000**

