

# Laramie WY Multi-use Unit In Historic Downtown Area For Lease



## For Lease

- 4,200 SF unit with includes a bar, walk-in cooler, sunken dance floor, DJ booth, 3 large club rooms, a mechanical room, and two bathrooms.
- The unit has a fire safety sprinkler system which has been recently upgraded. The sprinkler system services the entire unit.

## Location

- Address: 207 S. 3rd St., Laramie WY 82070
- On US highway 287 (3rd St.) and on business highway US 80 with excellent exposure to high volume traffic.
- One block from the Laramie city buildings.
- Two blocks from the Albany County building complex.
- Laramie is the home of the University of Wyoming, which is just a few blocks to the east.
- Within walking distance of a number of public facilities and churches.
- Free public bus shuttle route that is within 1 1/2 blocks of the building

## Terms

- Lease rate: \$1,250 per month, **GROSS**
- Tenant pays utilities & unit maintenance.
- 1 year minimum, multiple year term available.
- First month rent: **FREE**

## Contact

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- Visit <http://307RE.com> for additional information.

