

Exclusively Listed by Madden Brothers Frontier Realty

# ***Rooms to Rent***

***536 East 20th Avenue  
Torrington, WY 82240***



**Turn Key Business:** Present business use offers 125 individual storage rooms rented on monthly basis. Secure indoor storage facility located near high traffic streets in Torrington, WY. High visibility and access with large parking areas compliment the facility.

Building consists of 42,000 sq ft. steel, concrete and brick construction with the ability to expand. (Main floor constructed with option of 2nd floor.) With over eight entry ways and oversized hallways, the property offers convenience to renters moving personal possessions in and out.

The Rooms To Rent building is situated on 3.45 acres +/- comprised of 30,000 +/- sq ft. paved parking, the building itself, with the balance being mature landscaping with underground sprinkler system.

Property Managers living quarters consists of newly remodeled 2 bedroom, 1 bath apartment with separate entrance on the main level.

Facility has been renovated from a Hospital to current use. The heating system was outdated and therefore disconnected and not in use. The electrical service is in place, however, has minimal number of receptacles and fixtures being used. The plumbing also was outdated and disconnected throughout most of the building. The mechanics of the building are ideal use for the business. The building has potential to be renovated for use change to a Multi-Office Complex, Hotel, Shopping Plaza or continue as a Convenient Storage Facility.

The business would be an economically wise investment as it shows reasonable profit. Leases will be transferred to buyers upon transfer of ownership.

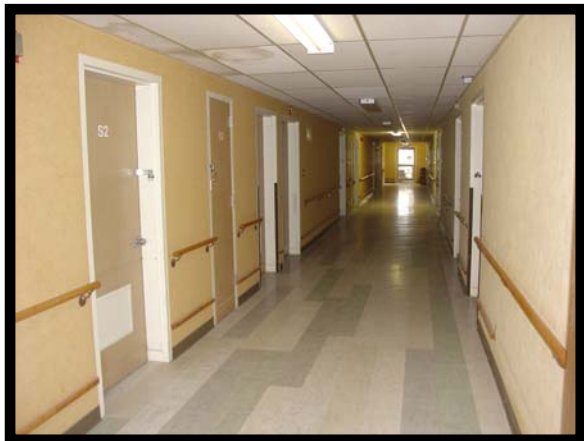
2008 Real Estate Taxes - \$784.00

**Listing Price - \$285,000.00**

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## NOTICE TO PROSPECTIVE BUYERS

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Madden Brothers Frontier Realty  
PO Box 670  
Torrington, WY 82240  
307-532-7079 – Office  
307-532-7435 – Fax

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**Madden Brothers Frontier Realty**  
4576 US Hwy 26/85, PO Box 670  
Torrington, WY 82240  
(307) 532-7079  
Kurt Campbell - Listing Agent  
(307) 532-0590  
[kurt@maddenbrothers.com](mailto:kurt@maddenbrothers.com)

