

# 13,246 SF RESTAURANT/RETAIL SPACE

## VALUE-ADD OPPORTUNITY | SIGNAGE | EVENT VENUE



**FOR SALE**

**30 COUNTY RD. EVANSTON, WY 82930**

**KODY WATTS | 801-948-3783 | KODYWATTS@LIVE.COM**

**PEAK COLLECTIVE**  
REAL ESTATE  
COMMERCIAL REAL ESTATE SERVICES

**kwCOMMERCIAL**

30 COUNTY RD, EVANSTON, WY 82930



# FOR SALE

**\$575,000**  
LIST PRICE

**13,246 SF**  
BUILDING SF

**\$43.41/SF**  
PRICE PER SF

Peak Collective Real Estate and KW Commercial are pleased to present an ideal real estate opportunity for sale in Evanston, WY. The historic space built in 1892 is **in the heart of Evanston** and is a bar/restaurant that is an **iconic staple of the town**. The building is **13,246 SF** and was **remodeled and modernized in 2010**. This property serves as an **excellent concert and event venue** that holds a **strategic location** on a high-traffic road. Much of the space is unfinished and under utilized, which makes this a great **value add opportunity**.



# EXECUTIVE SUMMARY

- 13,246 square feet
- 0.74 AC Property
- Historical significance, originally constructed in 1892, serving as an iconic establishment within Evanston, WY
- Modernized in 2010
- Comprehensive amenities include a fully equipped industrial kitchen and two convenient walk-in coolers
- Well-appointed bar area and dining space
- Potential concert and event venue
- Strategic positioning on a prominent high-traffic road, maximizing visibility and accessibility
- Commercial zoning
- Three stories, allowing for multi-purpose utilization
- Prominently displayed signage, enhancing visibility and attracting attention
- Formerly Old Mill Restaurant & Painted Lady Bar and Grill

**Owner may consider seller-financing terms depending on offer.**





# PROPERTY DETAILS

**Address:** 30 COUNTY RD  
EVANSTON, WY 82930

**Tax ID Numbers:** 002809

**Zoning:** Commercial

**Year Built** 1892

**Tax Details**

- State Corporate Income Tax: 0%
- State Personal Income Tax: 0%
- State Personal Capital Gains Tax: 0%
- State Corporate Capital Gains Tax: 0%
- State & County Sales Tax: 5%



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# FLOOR PLAN



[Click Here to view Floor Plan/Virtual Tour](#)



# AREA MAP



# INTERIOR





# INTERIOR



# INTERIOR



# INTERIOR



# EXTERIOR



30 COUNTY RD, EVANSTON, WY 82930



# EVANSTON, WY

12,721

Population

5 Mile Radius

2.5 Million

Population

100 Mile Radius

Tax-Friendly

Lowest Tax Structure

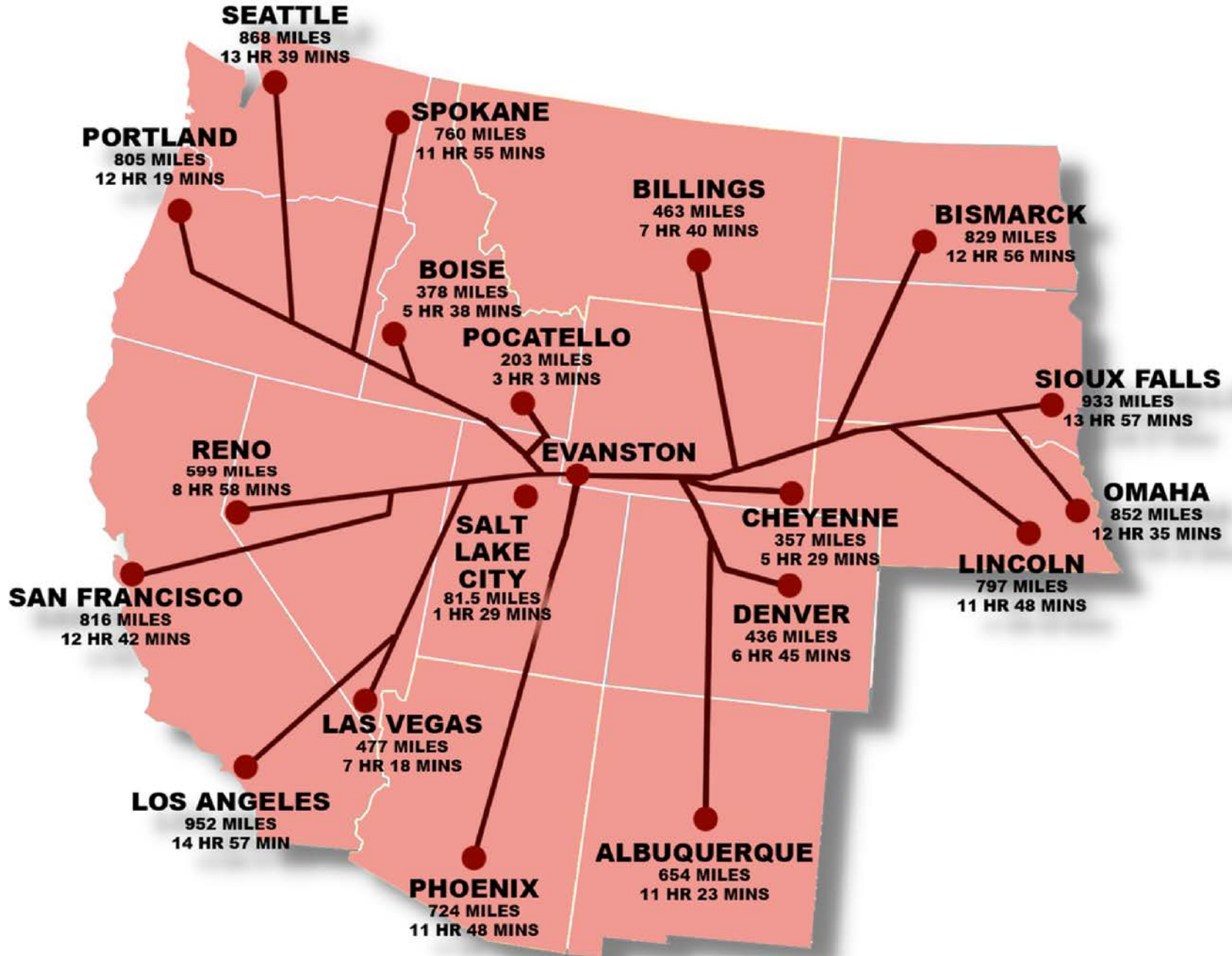
In The Nation

*Where nature meets convenience in a tax-friendly environment!*

Evanston, WY is a small community located in the southwest corner of the state, bordering Utah, offering a short commute to Salt Lake City and **excellent access to I-80**. It also provides a tax-friendly environment for businesses in Uinta County, with **no corporate or personal income tax, inventory tax, or tax on goods-in-transit**. Wyoming is well-known for its reliable and collaborative business environment.



# TRADE AREA MAP



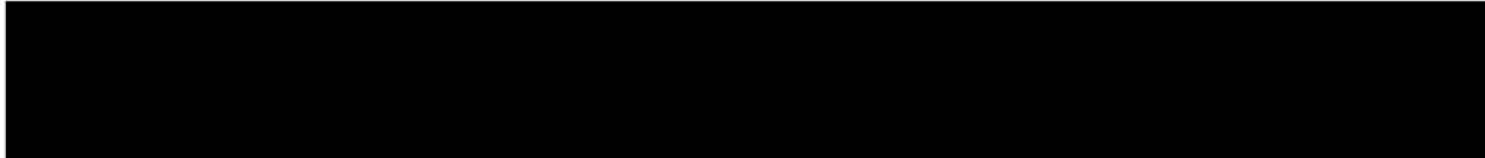
# DEMOGRAPHICS

## *SURROUNDING AREA*

	1 MILE RADIUS	5 MILE RADIUS
<b>POPULATION</b>	<b>4,434</b>	<b>13,091</b>
<b>TOTAL HOUSEHOLDS</b>	<b>1,769</b>	<b>4,817</b>
<b>AVG HOUSEHOLD INCOME</b>	<b>\$64,008</b>	<b>\$72,988</b>
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>\$53,612</b>	<b>\$62,465</b>

## *Distance to Metro Areas*

<b>Park City, UT</b>	<b>64.5 Miles (1 Hour and 4 Minutes)</b>
<b>Salt Lake City, UT</b>	<b>82.7 Miles (1 Hour and 17 Minutes)</b>
<b>Denver, CO</b>	<b>436 Miles (6 Hours and 33 Minutes)</b>
<b>Las Vegas, NV</b>	<b>496 Miles (7 Hours and 2 Minutes)</b>
<b>Seattle, WY</b>	<b>868 Miles (13 Hours and 1 Minute)</b>



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# CONFIDENTIALITY & DISCLOSURE

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This brochure has been prepared to provide summary, unverified financial and physical information to prospective buyers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Peak Collective Real Estate and KW Commercial have not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Peak Collective Real Estate and KW Commercial have not verified, and will not verify, any of the information contained herein, nor has Peak Collective Real Estate and KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and/or lessees must take appropriate measures to verify all information set forth herein.

Prospective buyers and/or lessees shall be responsible for their costs and expenses of investigating the subject property.

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