

# CODY WYOMING COMMERCIAL HOME FOR SALE



\$935,000



Canyon Real Estate, LLC  
1327 Rumsey Ave., Cody, WY 82414  
Office (307) 527-7092 Cell (307) 272-4114  
Fax (307) 527-7093

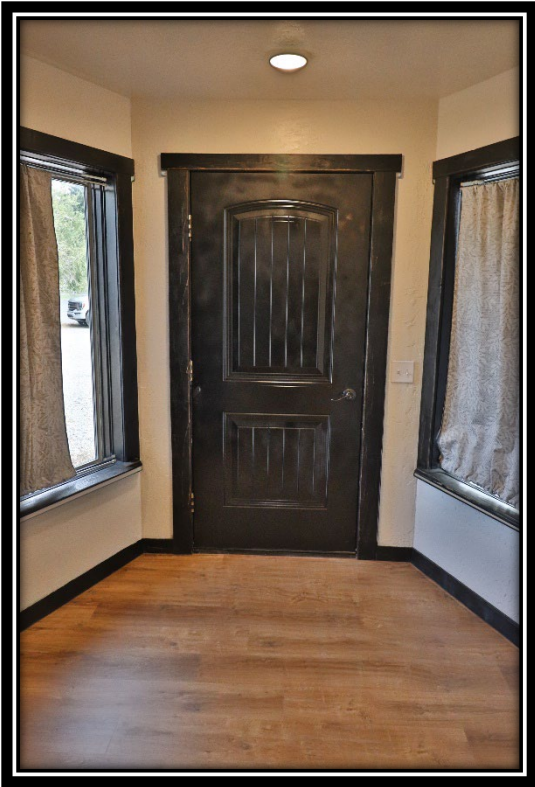
[www.canyonrealestate.net](http://www.canyonrealestate.net)

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



Fully remodeled commercial residence with 3 separate living units walking distance to downtown Cody. D3 commercial zoning allows for many uses including numerous business types, multifamily long-term rentals, short term rentals or employee housing (see City of Cody for use references). All 3 units have been completely updated with new LVP flooring, new kitchens with custom cement counter tops, new drywall throughout with hand textured finish, new electrical inside and out and new plumbing. The main level is 1500 +/- square feet with an oversized kitchen, large great room, laundry room, master bedroom, master bathroom with walk in cement shower, guest bathroom and a guest bedroom. The upstairs offers 975 square feet of living space with an open and modern kitchen/dining/living room experience, 2 guest bedrooms and a guest bathroom with a cement shower. The downstairs unit is 848 square feet with an open and modern kitchen/dining/living room, one oversized bedroom and one bathroom with a walk in cement shower. All 3 units have their own entry for access. In addition, each living unit has access to an outdoor patio for personal enjoyment. Other exterior features include new metal siding, new metal roof, new stained and sealed concrete, RV hookup and more. The oversized garage offers parking space for 2 vehicles, a rough finished room for storage or a future living unit. If you would like to add more living units there is space to build them. There are too many construction upgrades to mention. See documents for additional construction details. Yellowstone National Park is a short 50 minute drive away!



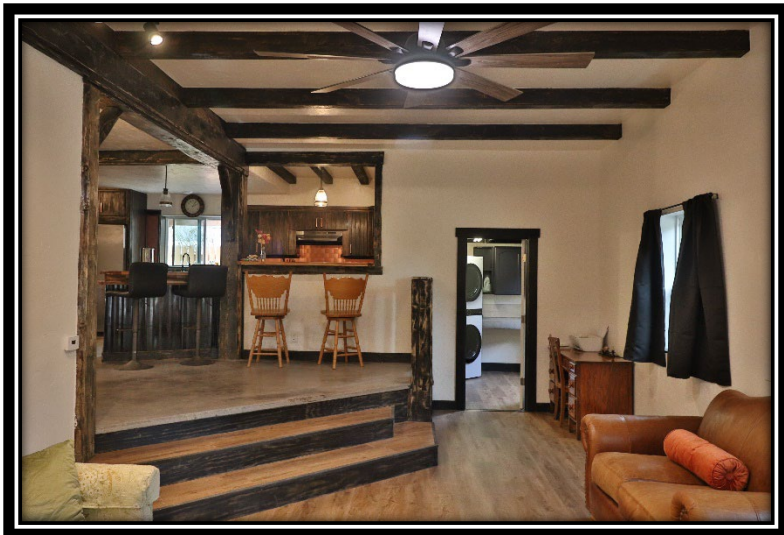


Main Level Entrance



Sliding Door in Entrance





Great Room



Laundry Room



Kitchen

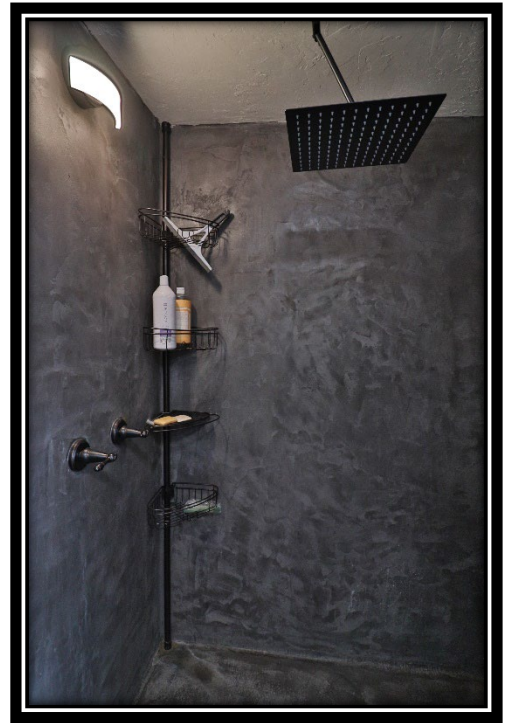


Kitchen

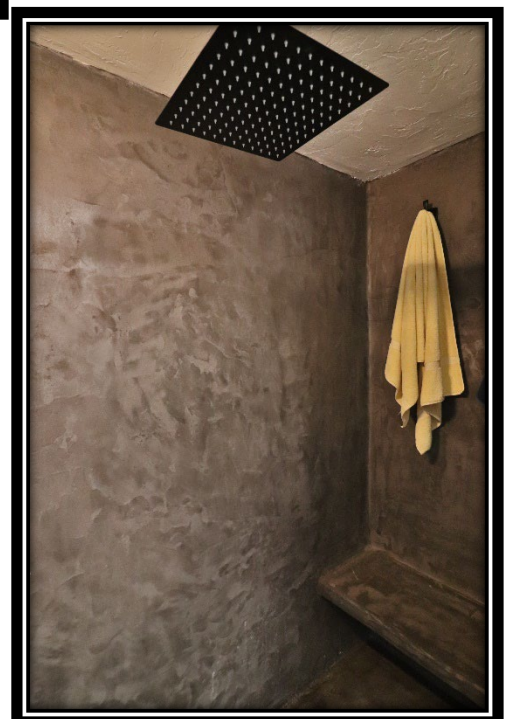




Master Bedroom and Bath



Cement Walk-in Shower





Guest Bedroom and Bath  
Main Level



Entrance to Upstairs Apartment



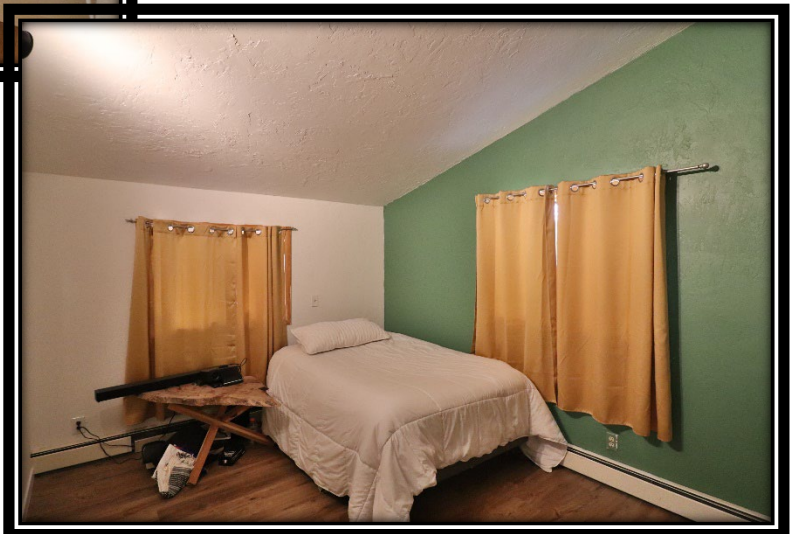
Upstairs Apartment

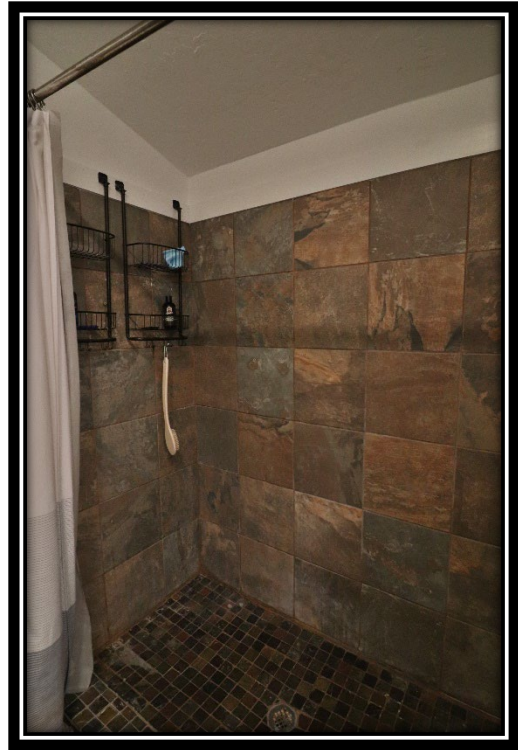






Bedroom One





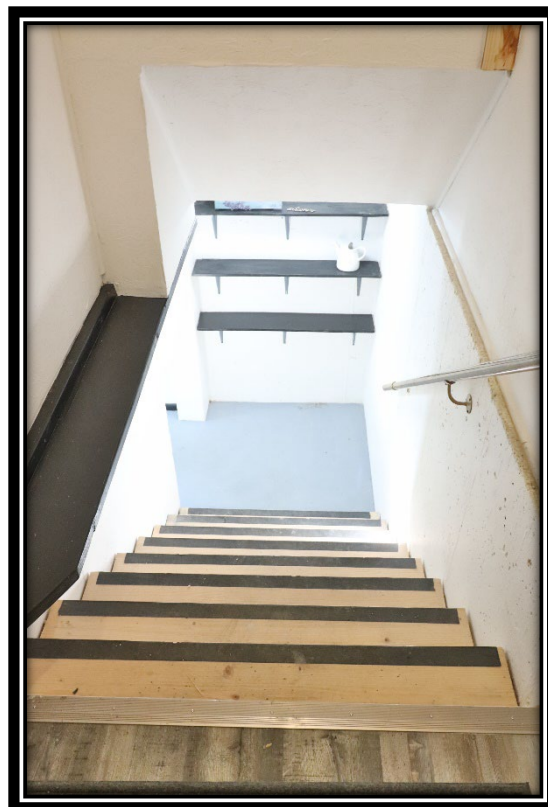
$\frac{3}{4}$  Bath with Walk-in Shower

Bedroom Two





Entrance to Basement Apartment



Basement Landing and  
Laundry Room - Shared with  
Upstairs Apartment



Basement Apartment





Bedroom and  
 $\frac{3}{4}$  Bath with Walk-in  
Cement Shower





Extra Parking



Back Patio

Stairway to Upstairs Apartment



Back Yard





Storage Area

Back Yard



Garage



Cement Walk-way in between  
Home and Garage

Front View





**Room Information**

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<b>List Price</b>	\$935,000
<b>List Date</b>	10/17/2024
<b>Days On Market</b>	82
<b># Bedrooms</b>	5
<b>Total # Baths</b>	4
<b># Full Baths</b>	1
<b># 3/4 Baths</b>	3
<b># Half Baths</b>	0
<b># 1/4 Bath</b>	0
<b>Apx Year Built</b>	1942
<b>Levels</b>	Two
<b>Basement Y/N</b>	Yes

<b>Apx Above Grade SqFt</b>	2,475
<b>Apx Below Grade SqFt</b>	848
<b>Apx Total SqFt</b>	3323
<b>Apx Deeded Acres</b>	0.440
<b>Apx # Irrigated Acres</b>	0.44
<b>Apx Lot SqFt</b>	18,960.00
<b>County</b>	Park
<b>Area</b>	Cody - City of
<b>Subdivision</b>	None
<b>School District</b>	Park County District #6
<b>Additional Living Units</b>	No

<b>Inclusions</b>	3 refrigerators, 3 stove/ovens, 2 dishwashers , 2 washer/dryer sets
<b>Exclusions</b>	Seller and Tenants personal property
<b>Irrigation</b>	Yes
<b>Irrigation Company</b>	Cody Canal Irrigation District
<b>IrrigFee</b>	\$88
<b>HOA</b>	No
<b>HOA \$</b>	
<b>HOA Fee Frequency</b>	

<b>Legal Description</b>	see Warranty Deed in docs
<b>Tax Year</b>	2024
<b>Total Tax \$</b>	\$3,535.10
<b>Covenants</b>	No
<b>Detailed Zoning</b>	Cody Open Bus Dist (D-3)
<b>Parcelable</b>	No
<b>Electric Company</b>	City
<b>Natural Gas Company</b>	Black Hills Energy

**Features**

<b>Appliances</b>	Dishwasher, Dryer, Oven, Range, Refrigerator, Was...
<b>Basement</b>	Interior and Exterior, Partial, Fully Finished
<b>Construc...</b>	Frame
<b>Cooling</b>	Window Unit(s)
<b>Ext Featu...</b>	Acreage Fenced, Dirt Ditches, Fenced Yard, Garden, Irrigated, Landscaping, Natural Gas to Property, Sprinklers
<b>Ext Siding</b>	Steel Siding, Wood Siding
<b>Fireplace</b>	None
<b>Flooring</b>	Luxury Vinyl
<b>Primary Heat</b>	Baseboard, Hot Water
<b>Int Features</b>	Breakfast Bar, Breakfast Nook, Ceiling Fan(s), Loft...
<b>Lot Features</b>	Level

<b>PatioDeckPorch</b>	Patio, Porch
<b>Road Maint</b>	
<b>Road Respons</b>	Public Maintained Road
<b>Road Surface</b>	Paved (Asphalt/Concrete)
<b>Roof</b>	Metal
<b>Primary Water Source</b>	Public (City or Rural)
<b>Primary Water Supp...</b>	City of Cody
<b>Sewer Type</b>	City Sewer
<b>Sewer Provider</b>	City of Cody
<b>Views</b>	Mountain(s)

**Comments** Fully remodeled commercial residence with 3 separate living units walking distance to downtown Cody. D3 commercial zoning allows for many uses including numerous business types, multifamily long-term rentals, short term rentals or employee housing (see City of Cody for use references). All 3 units have been completely updated with new LVP flooring, new kitchens with custom cement counter tops, new drywall throughout with hand textured finish, new electrical inside and out and new plumbing. The main level is 1500 + /- square feet with an oversized kitchen, large great room, laundry room, master bedroom, master bathroom with walk in cement shower, guest bathroom and a guest bedroom. The upstairs offers 975 square feet of living space with an open and modern kitchen/dining/living room experience, 2 guest bedrooms and a guest bathroom with a cement shower. The downstairs unit is 848 square feet with an open and modern kitchen/dining/living room, one oversized bedroom and one bathroom with a walk in cement shower. All 3 units have their own entry for access. In addition, each living unit has access to an outdoor patio for personal enjoyment. Other exterior features include new metal siding, new metal roof, new stained and sealed concrete, RV hookup and more. The oversized garage offers parking space for 2 vehicles, a rough finished room for storage or a future living unit. If you would like to add more living units there is space to build them.

**Property listed by:**

Canyon Real Estate, LLC - 307-527-7092  
Lance J Bower - 307-272-4114

**Contact me for more informati...**

Canyon Real Estate, LLC - 307-527-7092  
Lance J Bower - 307-272-4114  
lance@canyonrealestate.net

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed. A broker's compensation and fees for services are not set by law and are fully negotiable. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker.



Main level. 1,500 sq. ft

(Master Bedroom & Bath)

- New custom concrete counter tops with new sink and faucet. Tiled backsplash.
- New drywall and hand texture finish.
- Custom concrete walk-in shower with new interior lights and fixtures. New ceiling fan with Bluetooth capabilities.
- New bathroom cabinets
- New toilet
- New LVP flooring
- Master bedroom has a new custom concrete floor to enhance noise dampening for below apartment and overall better climate control
- New walk-in closet with sliding mirror doors
- Two new windows installed
- New drywall with hand texture finish
- Replaced all trim with custom reclaimed pine trim
- Stylish wood beam accents

(Spare Bedroom & Bathroom)

- New insulation in walls for better climate control
- New drywall and hand texture finish
- Brand new window
- Custom concrete floor
- New bathroom cabinets
- New sink and faucet
- Upgraded electrical and new light fixtures
- New toilet and updated plumbing

(Kitchen & Dining)

- Total remodel and rearrangement of kitchen for a more spacious and comfortable experience
- New custom concrete floor
- Reclaimed cabinets with added copper accents
- New copper tile backsplash in entire kitchen
- Replaced and updated new window
- Brand new farm style sink with new faucet. Added new food disposal
- Upgraded plumbing
- Updated trim and accents with stained wooden beams
- New drywall with hand texture finish
- All new plugs and covers in entire kitchen replaced
- Replaced all countertops with new butcher block
- Added a unique coffee bar

### (Living Room)

- Total renovated living room with new windows installed and new drywall
- Removed old stone fireplace for improved mobility and increased space
- Complete new LVP flooring with added insulation beneath for better climate control
- Upgraded steps into kitchen
- All new electrical, lights and covers
- Brand new modern style ceiling fan with remote control
- Front entry to living room has a mud room with custom sliding barn door
- Added insulation for better climate control
- Living room ceiling has new foam insulation for overall climate control and noise dampening from above apartment

### (Exterior Main Level)

- New stained and sealed concrete in front of house and garage
- Brand new seamless siding on house and front of garage(partial)
- Upgraded light fixtures and electrical
- New perimeter fencing around entire property
- Rearranged driveway for easier maneuvering
- Updated porch/landing in back of house











### (Upper Level Apartment)

- Total remodel of upstairs and removed access from inside house. Separate apartment now
- New drywall with hand texture finish
- New reclaimed trim and accents
- Updated bathroom with new window, new sink, new plumbing, new toilet
- New LVP flooring on entire level
- New concrete counter tops in kitchen
- New sink and faucets
- New windows in kitchen and dining area
- New electrical plugs and covers
- New cabinets in kitchen and bathroom
- New stove and fridge
- Enclosed porch from environment

(Basement Level)

- Total remodel of basement.
- Removed stairs to gain access from inside main level
- New drywall and hand texture finish
- New custom concrete counter tops
- New LVP flooring
- New carpet in bedroom area
- Added walk-in closet
- Two new windows with fire escape
- New cabinets in kitchen and bathroom
- Upgraded bathroom with concrete counter tops, two new sinks, new toilet, and walk-in custom concrete shower
- New electrical plugs and covers



-  Rivers, Creeks, Lakes
-  2023 Aerial Photography (hi res, limited areas)
-  Highways
-  County Roads
-  Incorporated Towns
-  Yellowstone National Park
-  US Forest Service
-  BLM
-  Bureau of Reclamation
-  State of Wyoming

Park County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.  
 printed 9/6/2024



# Park County Wyoming MapServer



- ~ Rivers, Creeks, Lakes
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**Park County  
Wyoming MapServer**

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**IMPORTANT NOTICE**  
**Canyon Real Estate, LLC**

**(Name of Brokerage Company)**  
**REAL ESTATE BROKERAGE DISCLOSURE**

Any reference to “Broker” throughout this Disclosure and any associated real estate form shall mean “Responsible Broker, Associate Broker or Salesperson” as defined in Wyoming Statute 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate Broker, or Salesperson (all referred to as “Broker”) to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming’s Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

**Seller’s Agent.** (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller’s Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller’s Agent or Seller’s Subagent that are approved, directed or ratified by the Seller.

**Customer.**

A Customer is a party to a real estate transaction who has established no Intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. When a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a Customer, having no agency or Intermediary relationship with either party. A Broker working with a Customer shall owe no duty of confidentiality to a Customer. Any information shared with the Broker may be shared with the other party to the transaction at Customer’s risk. The Customer should not tell the broker any information which the Customer does not want shared with the other party. The Broker must treat the Customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the obligations enumerated below for Intermediaries which are marked with an asterisk. W.S. 33-28-310(a).

**Buyer’s Agent.** (Requires written agreement with Buyer)

If a Buyer signs a written Buyer’s Agent Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer’s Agent that are approved, directed and ratified by the Buyer. As a Buyer’s Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer’s financial ability to perform the terms of the transaction. Wyo. Stat. §33-28-304(c). As a Buyer’s Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

**Intermediary.** (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. §33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; \*

- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; \*
- present all offers and counter offers in a timely manner; \*
- account promptly for all money and property Broker received; \*
- keep you fully informed regarding the transaction; \*
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; \*
- disclose to the parties any interests the Intermediary may have which are averse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property; \*
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; \*
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

### **Change From Agent to Intermediary In-House Transaction**

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. §33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

**Designated Agent.** (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or Intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. §33-283-301(a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or Intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm, or the designation of agency may occur later if an "in house" real estate transaction occurs. At the time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

### **Duties Owed by An Agent But Not Owed By An Intermediary.**

**WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDUCIARY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND**

**WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY. SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).**

**THIS WRITTEN DISCLOSURE AND ACKNOWLEDGEMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGEMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. §33-28-306(b).**

**NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.**

**NONDISCRIMINATION.** The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

**The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.**

On \_\_\_\_\_ (date), I provided Seller with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

Brokerage Firm Canyon Real Estate, LLC

By Licensee for Brokerage Firm \_\_\_\_\_  
**Lance Bower**

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) \_\_\_\_\_  
(time) \_\_\_\_\_ and hereby acknowledge receipt and understanding of this Disclosure.

Seller's Signature \_\_\_\_\_

Seller's Signature \_\_\_\_\_

Seller's Signature \_\_\_\_\_

Seller's Signature \_\_\_\_\_

This Real Estate Brokerage Disclosure was presented to Seller and Seller refused to sign above.

Broker/Licensee \_\_\_\_\_ Date \_\_\_\_\_

Seller's Name \_\_\_\_\_