

# contour

## INVESTMENT PROPERTIES

172 Center, Suite 200 • PO Box 1152 • Jackson, WY 83001

tim@contourproperties.com

307.733.6400

Tim Bradley

## SALE / LEASEBACK OPPORTUNITY



- 15,840 square foot warehouse
- 2.04 acres
- Excellent highway visibility
- Three miles south of town of Jackson
- Owned/occupied by Wedco Manufacturing
- Building improvements include crane, sprinklers, offices, brake & alignment facility, and an apartment.
- Offered well below replacement cost.

Property is offered as a sale/leaseback. Wedco Manufacturing will remain in the building as a tenant under a long term lease.

Proposed lease terms are \$144,000 per year, annual escalations, 10 year initial term, and multiple renewal options.

Asking price is \$2,900,000.

**665 Elk Avenue, Jackson Wyoming**

[www.contourproperties.com](http://www.contourproperties.com)