



**\$1,998,785**

## **1309 COFFEEN AVENUE, SHERIDAN, WY 82801**

<https://conceptzhomeandproperty.com>

This investment property keeps improving. There have been several updates and repairs in the past 6-24 months. The building is currently has full occupancy, with new extended leases in place in 2026. This office building is located in the heart of Coffeen Ave, one of Sheridan's busiest commercial districts. This properties financials are much improved [...]

- 0 baths
- Commercial Sale, Office Building
- Commercial Sale
- Active
- 1838 sq ft



### **Basics**



**MLS ID:** 25-1057

**Bathrooms:** 0 baths

**Lot size, sq ft:** 0 sq ft

**Lot Size Area:** 11813 sq ft

**Category:** Commercial Sale

**Year built:** 2007

**County:** Sheridan

**Status:** Active

**Area, sq ft:** 1838 sq ft

**Lot Size Acres:** 0 acres

**Date added:** Added 9 months ago

**Type:** Commercial Sale, Office Building

**Subdivision Name:** Sugarland Plaza

---

## Building Details

**Building Area Total:** 6830 sq ft

**Sewer:** Public Sewer

**Stories:** 2

**Construction Materials:** Stucco

**Heating:** Gas Forced Air, Natural Gas

**Roof:** Asphalt

---

## Amenities & Features

**Utilities:** Phone Available

**WaterSource:** Public

---

## Fees & Taxes

**Association Fee Frequency:** Annually

---

## School Information

**HighSchool:** School District #2

**Middle Or Junior School:** School District #2

---

## Courtesy of

**List Office Name:** Coldwell Banker - The Legacy Group - Branch 2

