



Tract 2

For visual aid only.  
Accuracy can't be guaranteed.

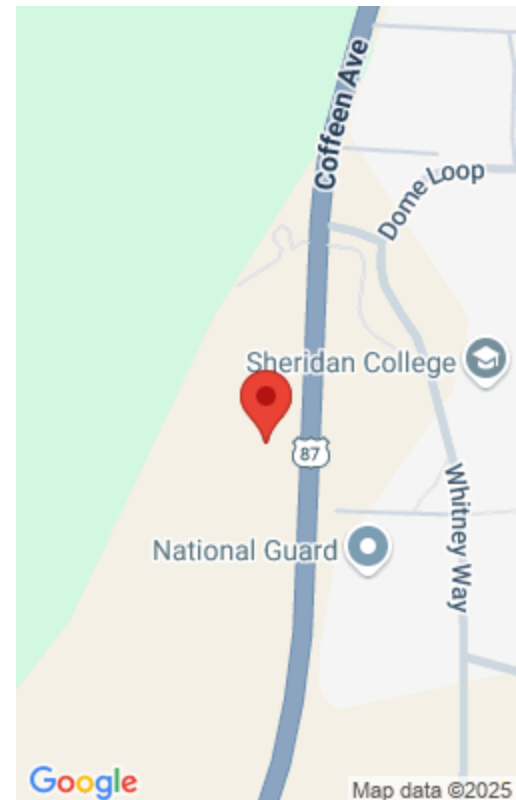
**\$925,000**

## 2997 TEAL SPRING DRIVE, SHERIDAN, WY 82801

<https://conceptzhomeandproperty.com>

Introducing an exceptional opportunity in Sheridan, WY - a 1.96 commercial site zoned B1 located across from Sheridan College on busy Coffeen Ave. With beautiful Bighorn Mountain views, the zoning provides great flexibility for a variety of commercial, multi-family or residential possibilities. To get your creativity flowing, the seller has a potential site layout for [...]

- 0 baths
- Commercial Sale, Other
- Commercial Sale
- Active



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## Basics

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| <b>MLS ID:</b> 24-253                 | <b>Status:</b> Active                |
| <b>Bathrooms:</b> 0 baths             | <b>Lot size, sq ft:</b> 43560 sq ft  |
| <b>Lot Size Acres:</b> 1 acres        | <b>Lot Size Area:</b> 85227 sq ft    |
| <b>Date added:</b> Added 7 months ago | <b>Category:</b> Commercial Sale     |
| <b>Type:</b> Commercial Sale, Other   | <b>Subdivision Name:</b> Teal Spring |
| <b>County:</b> Sheridan               |                                      |

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## Building Details

|                                     |                            |
|-------------------------------------|----------------------------|
| <b>Building Area Total:</b> 0 sq ft | <b>Sewer:</b> Public Sewer |
|-------------------------------------|----------------------------|

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## Amenities & Features

**WaterSource:** Public

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## Fees & Taxes

**Association Fee Frequency:** Annually

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## School Information

|                                       |  |
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| <b>HighSchool:</b> School District #2 | <b>Middle Or Junior School:</b> School District #2 |
|---------------------------------------|--|

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## Courtesy of

**List Office Name:** Chase Brothers, LLC

