



OFFERING MEMORANDUM

\$2,499,000

- Long term NNN leases
- Medical/professional offices
- Four 5-yr renewal options
- \$172,000 NOI
- 6.88% cap rate
- 34,051 sqft lot size
- 7,505 sqft building
- Avg lease rate of \$11.93/sqft

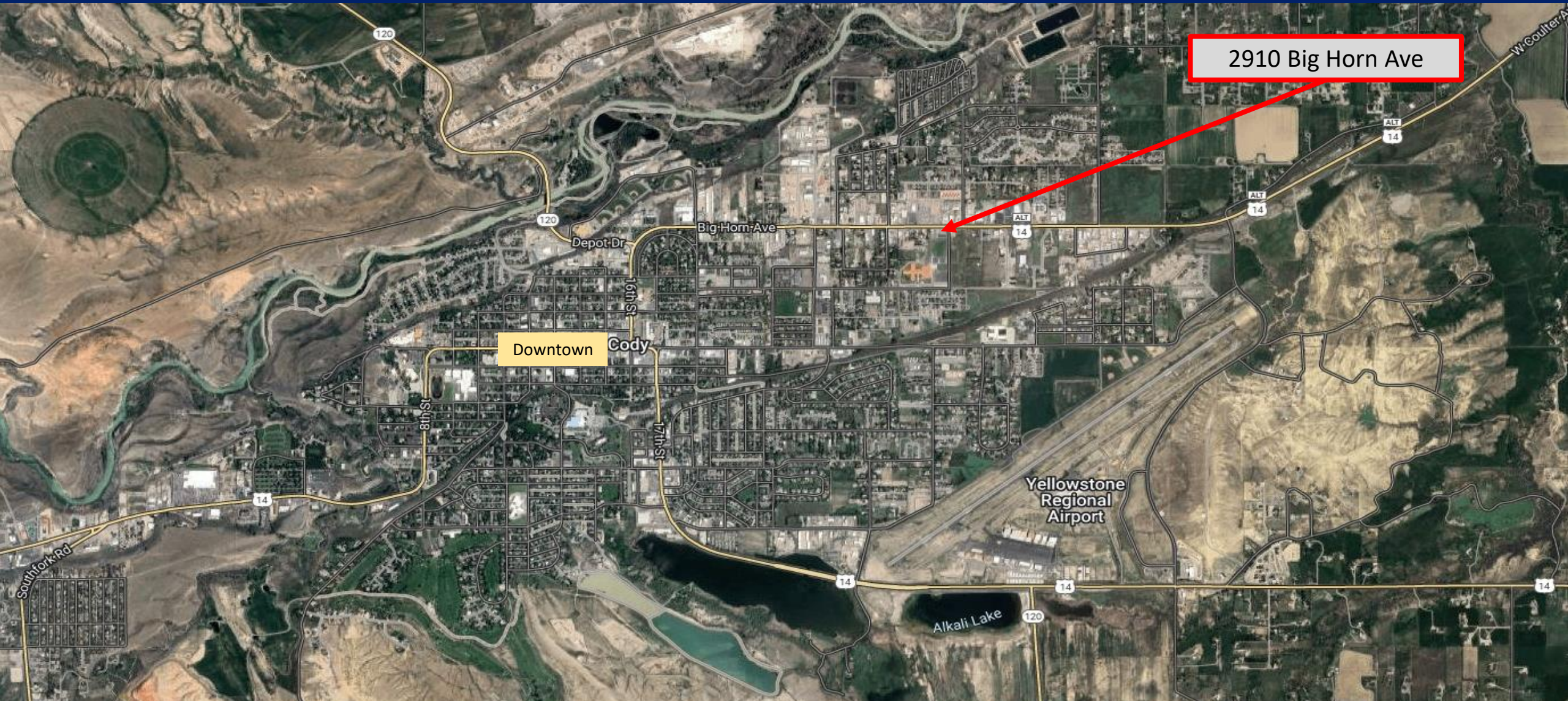
Established Tenant Mix

Long term tenants with oral surgeon, pediatrics, and family dentistry. HUB Insurance recently built out their space to accommodate their commitment to the area. Tenants pay all operating expenses.

Growth of Cody, WY

Cody, Wyoming, is experiencing a vibrant growth in its community, driven by a blend of natural beauty and rich history. Nestled near the eastern entrance of Yellowstone National Park, the town attracts both residents and visitors with its stunning landscapes and outdoor recreational opportunities. The local economy is thriving, fueled by tourism, agriculture, and a burgeoning arts scene that celebrates the region's cowboy heritage. As more people discover Cody's charm, new businesses are opening, enhancing the downtown area with shops, restaurants, and galleries. The community is also expanding its infrastructure, with improvements in schools and healthcare facilities to accommodate the increasing population. Events like the Cody Stampede Rodeo and Buffalo Bill Art Show draw crowds, fostering a sense of togetherness and pride among locals. Additionally, outdoor enthusiasts enjoy year-round activities, from hiking and fishing in the summer to skiing in the nearby mountains during winter. As the community grows, so does its commitment to sustainability, with initiatives focused on preserving the natural environment. This dynamic atmosphere creates a unique blend of small-town friendliness and modern conveniences, making Cody an attractive place to live and visit.

ADDRESS	2910 Big Horn Ave, Cody WY 82414
PRICE	\$2,499,000
CAP RATE	6.89%
ANNUAL RENT	\$172,000.00
LOT SIZE	39,128 SQFT
BUILDING SIZE	7,050 SQFT
TENANTS	Oral Surgeon, Dentist, HUB Insurance
TERM	Various long-term leases
RENT	\$11.93/sqft average (below market)
YR BUILT/REMODELED	2016 / 2024



2910 Big Horn Ave

Downtown Cody

Yellowstone Regional Airport

Alkali Lake



13k cpd



Cody Middle School

FedEx

APPROXIMATE PROPERTY LINES



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COMMERCIAL

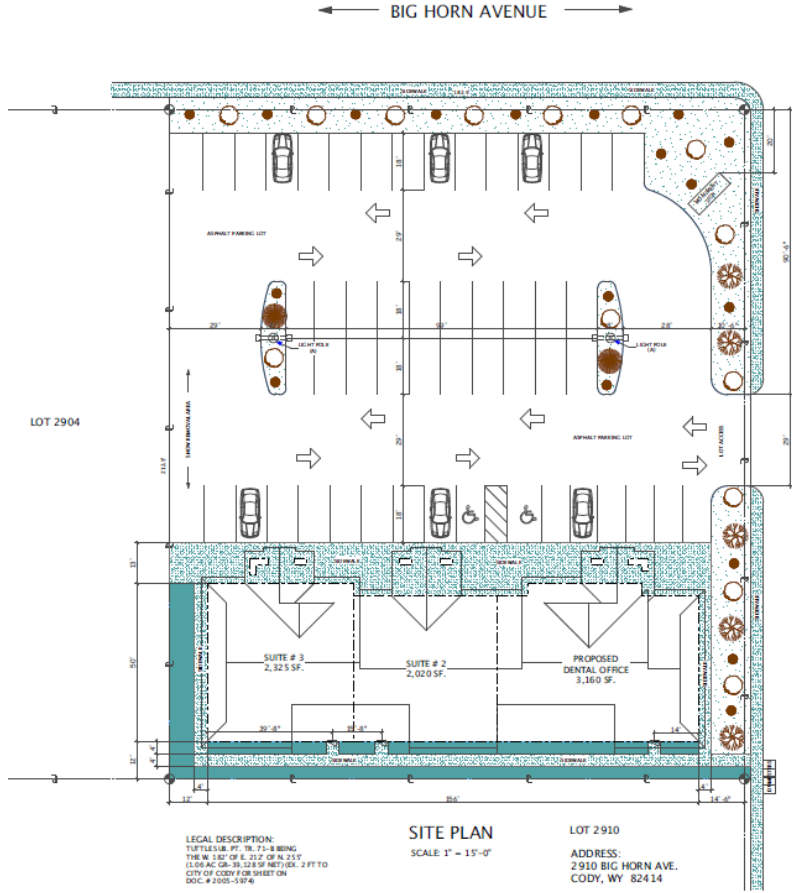
CBS

3135 Meadow View Dr Billings, MT 59102 406-656-2001 www.cbcmontana.com

DAVID MITCHELL, **SIOR**, **CCIM**

801.860.4299

d@cbcmontana.com



PROPERTY PHOTO



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Rent Roll as of 12/1/2024

Rent Roll	2910 Big Horn Ave (Cody WY)										
Date:	12/1/2024										
Space	Tenant	Sqft	%/Bldg	Base Rent	NNN?	Annual	Monthly	Start Date	End Date	Renewals?	Escalators?
Suite A	Rocky Mtn Family Dental	2325	30.98%	\$ 19.04	Yes	\$ 44,275.44	\$ 3,689.62	4/1/2016	4/30/2029	Yes	Yes
Suite B	HUB	2020	26.92%	\$ 14.00	Yes	\$ 28,280.00	\$ 2,356.67	12/1/2024	11/30/2031	Yes	Yes
Suite C	WY Specialty Dental Services, LLC	3160		\$ 10.29	Yes	\$ 37,821.60	\$ 3,151.80	10/4/2019	10/31/2029	Yes	Yes
Suite C	Billings Oral Surgery	3160	42.11%	\$ 8.50	Yes	\$ 36,000.00	\$ 3,000.00	10/1/2018	10/1/2028	Yes	Yes
Suite C	Pediatric Specialist	3160		\$ 7.82	Yes	\$ 24,720.00	\$ 2,060.00	10/1/2021	12/1/2026	Yes	Yes
		7505		\$ 11.93							
					Total	\$171,097.04	\$14,258.09				



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d@cbcmontana.com

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