



**FOR SALE**

**Price: \$187,000**

**2291 ANDREA STREET**  
CASPER, WY 82601

**Industrial Flex  
Space with Secure  
Yard – Close to I-25**

**JOHN TROST-PRINCIPAL BROKER**  
BrokerOne Real Estate  
(307) 234-2385  
jtrost5682@gmail.com  
1703, Wyoming



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**JOHN TROST-PRINCIPAL BROKER**  
BROKERONE REAL ESTATE  
O: (307) 234-2385  
C: (307) 259-0716  
jtrost5682@gmail.com  
1703, Wyoming

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# PROPERTY SUMMARY

2291 ANDREA STREET | BAR NUNN, WY 82601



## Property Summary

Building SF:	2,500
Lot Size:	1.93 Acres
Year Built:	1981
Zoning:	Light Industrial (LI)

## Property Overview

Located at 2291 Andrea Street in Casper, this industrial property combines functional shop space with nearly two acres of secure land. The building totals 2,500 square feet and is designed for flexibility, with three overhead doors and tall side walls that accommodate a variety of industrial and service uses. The fully fenced 1.93-acre lot provides generous yard space for storage, parking, or equipment staging, offering both convenience and scalability for future operations.

## Location Overview

2291 Andrea Street is situated in Casper, Wyoming, the state's second-largest city and the primary commercial hub of central Wyoming. The property is positioned within an established industrial corridor and offers quick access to Interstate 25, providing efficient connectivity to Cheyenne, Denver, Billings, and regional markets throughout the Mountain West. Casper's economy is supported by a diverse mix of energy, logistics, manufacturing, and service industries, and the city continues to serve as a key distribution point for central Wyoming. With its convenient access to major highways and strong industrial base, the location is well-suited for users needing secure yard space and functional shop facilities with regional reach.

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# PROPERTY PHOTOS

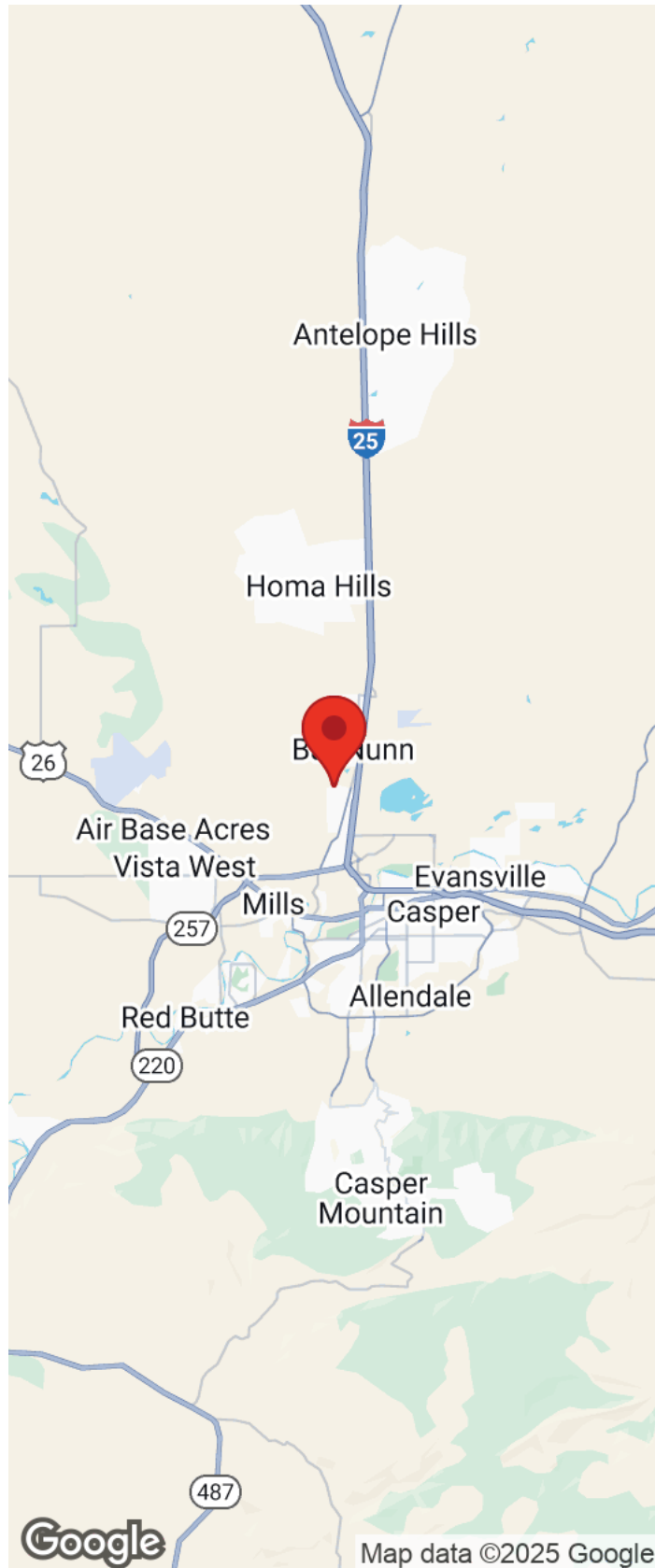
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# LOCATION MAPS

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**BUSINESS MAP**

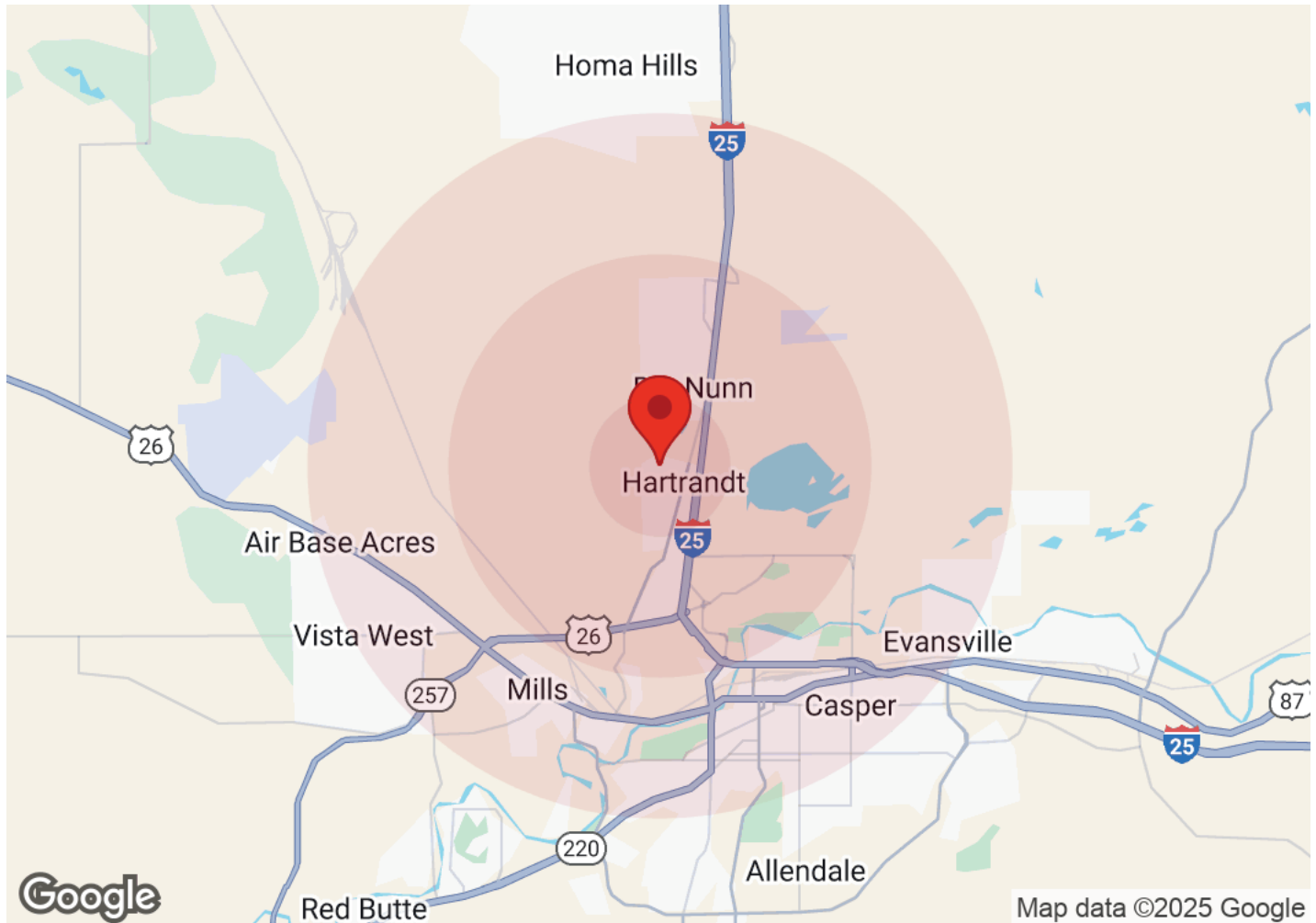
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# DEMOGRAPHICS

2291 ANDREA STREET | CASPER, WY 82601



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	541	2,408	16,741	Median	\$89,351	\$87,429	\$64,442
Female	518	2,333	15,911	< \$15,000	3	54	1,219
Total Population	1,059	4,741	32,652	\$15,000-\$24,999	N/A	52	1,204
				\$25,000-\$34,999	15	116	1,496
				\$35,000-\$49,999	86	238	1,802
				\$50,000-\$74,999	81	359	3,007
				\$75,000-\$99,999	36	169	1,793
				\$100,000-\$149,999	134	458	2,403
				\$150,000-\$199,999	15	197	999
				> \$200,000	41	163	733
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	234	1,065	6,029	Total Units	455	1,981	16,256
Ages 15-24	109	547	4,000	Occupied	410	1,806	14,656
Ages 25-54	385	2,017	13,148	Owner Occupied	328	1,413	9,182
Ages 55-64	148	516	3,921	Renter Occupied	82	393	5,474
Ages 65+	180	597	5,553	Vacant	45	174	1,600
Race	1 Mile	3 Miles	5 Miles				
White	933	3,956	27,424				
Black	4	49	372				
Am In/AK Nat	5	25	212				
Hawaiian	N/A	2	16				
Hispanic	85	537	3,520				
Asian	4	34	222				
Multi-Racial	29	136	855				
Other	N/A	3	29				

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# PROFESSIONAL BIO

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John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally redeveloped their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of special-purpose properties, including a 132,000 SF Cendant Corporation customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.



## DISCLAIMER

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2291 ANDREA STREET

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

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*PRESENTED BY:*

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