

Heart of Lander Multi-Family Investment Opportunity

0.34 Acres

Fremont County, WY

\$995,000



HAYDEN  OUTDOORS.

Activities & Amenities

Cycling/Mountain Biking
Hiking/Climbing
House/Cabin
Income Producing
Skiing/Snowmobiling/Snow Sports

Land Details

Address: 130 Sweetwater Street,
Lander, Wyoming 82520, USA
Closest Town: Lander
Total Acres: 0.34
Deeded Acres: 0.34
Zoning: R-5 (Multi-Family Residential)
Elevation: 5,353
Topography: Flat, Usable
Vegetation: Grass, Trees
Include Business?: Yes
Income Type: Rental Income
Estimated Taxes: \$3,197.19 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 8
Homes: 1 Multiple Unit Apartment
Style of Home(s): 8 Unit Apartment Complex
Price per sq. ft.: \$147.15
Finished Sq. Ft.: 6,762
Bedrooms: 16
Full Bathrooms: 8
Basement: Full finished
Parking Types: Driveway
Total # of Spaces: 10
Outbuildings: 1
Types of Outbuildings: Storage Shed
Fence Type: Vinyl, Wood
Heating Systems: Electric Heaters
Foundations: Concrete
Exterior Features: Grass Lawn, Mature Trees,
Concrete Patio, Paved Off-Street Parking



Property Summary

Discover a rare and highly productive investment opportunity in the heart of downtown Lander, Wyoming! This well-maintained, quiet, immaculately clean and fully renovated 8-unit apartment complex is perfectly positioned just two blocks from Lander's most popular Main Street establishments, placing your tenants steps away from Lander's best restaurants, shops, and local amenities.

Land

Situated on an expansive nearly 15,000 square foot City lot in Lander's highly desirable south side, this property offers ample green space, mature trees for shade and privacy and convenient paved off-street parking for each unit.





Improvements

This tastefully renovated complex offers nearly 6,800 sq. ft. of finished living space, 16 bedrooms and 8 bathrooms in 8 lovely individual private units. Features include newer exterior siding, roof, windows and shutters and fully updated units on the interior, including new high-wear vinyl flooring, contemporary kitchens and bathrooms with neutral colors, rich cabinetry, light countertops, new appliances, wood blinds and fresh paint, fixtures, doors and trim. Each bright and clean unit features an open floor plan living, kitchen and dining area, two spacious bedrooms and one full bathroom, offering comfortable and functional living in Lander's tight rental market.

Clean and spacious common areas make coming home a welcome retreat, and a large common space on the second story makes for a great community gathering, study, or socializing area. A bright, clean and fresh coin operated laundry room on the lower level makes doing laundry easy, secure and convenient for all residents.

Outside, you will find a large, shaded, and partially fenced lawn, complete with a sprinkler system, perfect for outdoor games, picnics, or just some welcome green space in the heart of downtown. A concrete patio on the opposite side of the building is ideal for patio furniture, picnic tables or dining al fresco on those beautiful Lander summer nights.

Ample paved off-street parking spaces for each unit, plus additional dry-scaping space and a storage shed round out this functional and highly productive investment.

This established and solid income producing asset offers excellent rental history, strong cashflow, low maintenance and an effortless way to put your money to work for you. Do not miss out on this unique opportunity in Lander's tight rental and multi-family market. Call today for your qualified showing and more information on this attractive investment opportunity!





Recreation

Nestled in the heart of Wyoming's Wind River Valley, Lander offers a unique blend of small-town charm and outdoor adventure. Known for its stunning natural beauty, Lander is surrounded by majestic mountains, pristine rivers, and vast open spaces — making it a paradise for those who love hiking, fishing, camping, and rock climbing. The community here is tight-knit and welcoming, with a rich history and strong Western heritage that shines through local events, art, and culture.

Life in Lander moves at a comfortable pace, perfect for families, retirees, and anyone seeking a peaceful yet active lifestyle. The town boasts excellent schools, friendly local businesses, and a growing arts scene. Whether you're enjoying a morning coffee downtown, exploring nearby wilderness, or attending a community rodeo, Lander's blend of natural beauty and genuine community spirit makes it a truly special place to call home.

General Operations

Well maintained 8-unit apartment complex fully occupied with long-term tenants and providing steady monthly income. Located in a desirable neighborhood, this property offers immediate cash flow and strong potential for future appreciation.





Region & Climate

Lander experiences a warm-summer humid continental climate, characterized by average highs in the summer of 87°F (31°C) in July, and average lows in the winter averaging 7°F (-14°C). Lander receives approximately 11 inches of rain and 58 inches of snow annually and enjoys about 239 sunny days per year.

Location

Lander, Wyoming is located in the central part of the state along the Middle Fork of the Popo Agie River just southeast of the base of the Wind River Mountain range. Sitting at a high desert elevation of 5,358 ft. above sea level, Lander is known for its Sinks Canyon State Park, the Wind River Mountains, nearby Red Canyon, various outdoor recreation sports and activities, its wild and lively Fourth of July celebration and parade every year, and numerous summer events and festivals, including The International Climber's Festival, Lander Brew Festival, Lander Presents concert and events series, Fremont Area Road Tour, the Pioneer Days Rodeo, and the Annual One Shot Antelope Hunt, just to name a few. Lander has a population of 7,551 and is the County Seat of Fremont County, Wyoming. Lander is home to the Wyoming Catholic College and the National Outdoor Leadership School (NOLS).

Commercial air service is an easy 30 minutes drive away in nearby Riverton, Wyoming, and world class downhill skiing and luxury resorts can be found in Jackson Hole, Wyoming and Park City, Utah, which are less than three and four hours away by vehicle, respectively.

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BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials

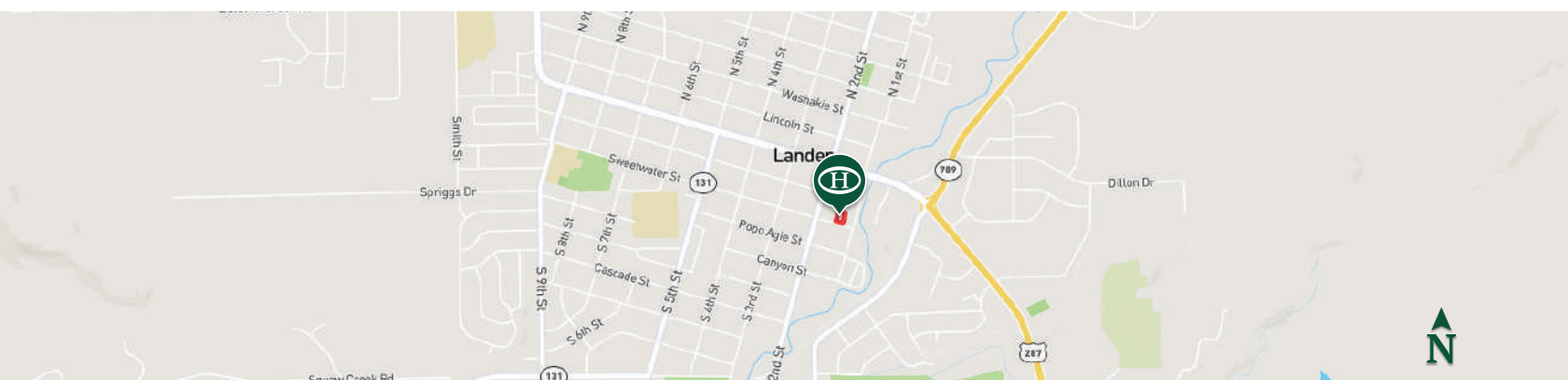




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.






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FARM, RANCH & RECREATIONAL REAL ESTATE



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