

Shoshoni Shop with Living Quarters

6.70 Acres

Fremont County, WY

\$350,000



HAYDEN  OUTDOORS.

Shoshoni Shop with Living Quarters

TOTAL ACRES:

6.70

PRICE:

\$350,000

COUNTY:

Fremont County

CLOSEST TOWN:

Shoshoni, WY

Activities & Amenities:

ATV/Off Road
Development Potential
Outbuilding/Barn/Shed/Shop
Recreational Business

Land Details

Address: 4 Holly Dr, Shoshoni,
Wyoming 82649, USA
Closest Town: Shoshoni
Total Acres: 6.70
Deeded Acres: 6.70
Estimated Taxes: \$685 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Shop/home (Shome)
Finished Sq. Ft.: 700
Unfinished Sq. Ft.: 4,000
Bedrooms: 1
Full Bathrooms: 1
Basement: None

Property Summary

Located just one mile from Fremont County's busiest intersection, this 4,000 sq ft shop with living quarters offers prime business potential. The living space can be used as is, or easily converted to office space. The property includes two lots with over 1,000 feet of highway frontage, ideal for visibility and access. Just minutes from Boysen State Park, this property sits at the crossroads of Wyoming.

Land

This 6.7 acre property includes two lots and offers outstanding potential for business or residential use. With over 1,000 feet of highway frontage, the location provides excellent visibility and easy access, just one mile from the busiest intersection in Fremont County, often referred to as the crossroads of Wyoming. The land is flat and usable, with plenty of room to develop additional business operations or build one or more homesites. A shared well is already in place, reducing infrastructure costs. Whether you're looking to expand an oilfield operation, set up an automotive or equipment shop, develop rental units, or launch something entirely new, this property gives you the space, exposure, and location to make it happen. Just a few miles from Boysen State Park, it also benefits from nearby recreation traffic and tourism. This is a rare chance to secure a versatile parcel in a high traffic, high-potential area.

Improvements

The centerpiece of the property is a well built 50'x 80' (4,000 sq ft) metal shop designed for versatility and durability. This insulated structure features high ceilings and two 14 foot overhead doors, making it ideal for large equipment, implement storage, or tractor trailer access. The shop is fully wired for welders and heavy duty tools, making it ready for a wide range of commercial or industrial uses.

Inside, there's a comfortable 1 bedroom, 1 bathroom living space complete with a full kitchen and living room, perfect for on site living, employee housing, or temporary quarters while you build your home. It's clean, functional, and could easily be converted into office space to support a business operation. Whether you're running a trade business, need storage for large equipment, or want a flexible space to live and work, this shop offers the setup and space to make it happen.





Recreation

This property sits in a prime location for year round recreation. Just a few miles from Boysen State Park, you'll have quick access to fishing, boating, and water sports on the reservoir. The Wind River Canyon offers incredible scenery and is just down the road, leading to Thermopolis with its famous hot springs and dinosaur museum. Nearby public lands and national forest areas provide endless opportunities for hunting, hiking, and ATV riding. Yellowstone National Park is within a few hours' drive, making this a great basecamp for exploring some of Wyoming's most iconic outdoor destinations. Whether you're into weekend adventures or full time access to the outdoors, this area has it all.

Region & Climate

This part of Wyoming offers a true high desert climate with four distinct seasons. Summers are warm and dry with plenty of sunshine, while winters are cold with light to moderate snowfall. Spring and fall bring cooler temperatures and wide-open skies. The region sees low humidity and big temperature swings from day to night. It's a place where you can enjoy clear skies, fresh air, and the rugged beauty of the Wyoming landscape year round.

Location

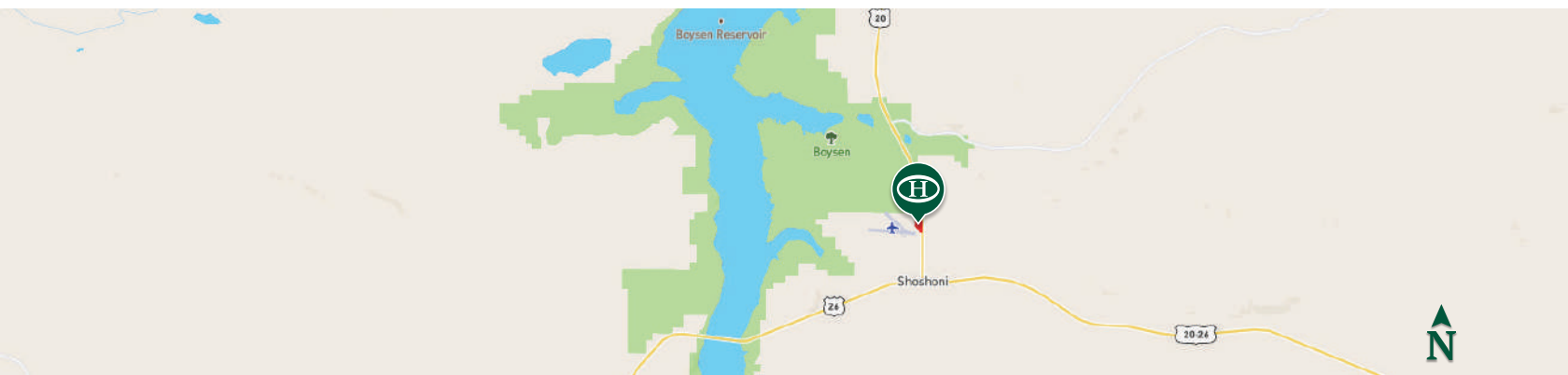
This property is located in Shoshoni, at the heart of Fremont County, often called the crossroads of Wyoming. It sits just one mile from the county's busiest intersection, where major highways meet and connect much of central Wyoming. Riverton is about 25 minutes away, offering a regional airport, shopping, and services, while Thermopolis is roughly 30 minutes in the other direction with its hot springs and historic charm. Casper is just under two hours to the east, and Yellowstone National Park is a scenic drive to the northwest. With easy access to major routes and surrounded by Wyoming's iconic landscapes, this location is ideal for both business and lifestyle.

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 Boundary






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