

# The Sunset Inn

1.91 Acres | Sweetwater County, WY | \$875,000



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## Activities & Amenities

Commercial Building  
Hotel/B&B/Resort  
Income Producing  
Lodge/Resort  
Outbuilding/Barn/Shed/Shop  
Rental Property

## Land Details

Address: 175 McCormick Road,  
Wamsutter, Wyoming 82336, USA  
Closest Town: Wamsutter  
Total Acres: 1.91  
Deeded Acres: 1.91  
Include Business?: Yes  
Estimated Taxes: \$1,907 - 2024  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 3  
Bedrooms: 23  
Full Bathrooms: 22  
Basement: None  
Parking Types: Detached Garage & Driveway





### About This Property

Prime I-80 investment, The Sunset Inn in Wamsutter, WY is the only motel within nearly 110 miles, ensuring constant demand from travelers, truckers, and energy workers. This 19 room property has unbeatable highway visibility and year round occupancy driven by interstate traffic and nearby energy production. With minimal competition and a proven revenue stream, it's a rare turnkey business in Wyoming's high growth energy corridor.

### Land

Situated on a generous commercial lot next to the I-80 on ramp, the property offers ample space for parking, future development, or complementary businesses. Wamsutter's location between major Wyoming and Utah hubs positions it for continued growth as interstate traffic and regional energy projects expand. The high exposure frontage ensures unmatched marketing visibility to thousands of passing vehicles daily.







## Improvements

The property features 19 rentable rooms with the infrastructure and space in place to add up to five more units, expanding revenue potential. Current accommodations include a well maintained 10 room, two story motel building with a mix of single and double units, designed for efficiency and easy turnover. Nine individual guest cottages provide a variety of layouts, from single room studios to multi bed configurations, appealing to both overnight travelers and extended stay guests such as energy sector workers.

A comfortable 2 bedroom, 1 bath apartment offers flexibility as an owner's residence, manager's quarters, or additional rental unit. The main office building includes attached living quarters, ideal for on site management, creating both operational convenience and security.

Supporting facilities include a large, fully enclosed shop suitable for equipment storage, maintenance, or conversion to additional business use; a two-bay storage shop for vehicles and supplies; and a commercial grade walk in cooler to serve guest needs or future food service operations. A dedicated laundry room is equipped for high volume turnover, streamlining housekeeping operations.

All structures are situated for easy access and smooth traffic flow, with ample room for trucks, trailers, and future development. The well thought out arrangement of lodging, operational, and storage buildings creates an efficient business hub ready for continued growth.







## General Operations

The Sunset Inn operates as a steady, year round revenue source, driven by a diverse customer base of interstate travelers, truckers, and energy sector crews working in the surrounding region. With minimal local competition and a strategic location capturing both transient and extended stay guests, the business delivers consistent occupancy and reliable cash flow. Its turnkey setup, proven performance, and expansion potential make it an outstanding investment opportunity.

## Region & Climate

Wamsutter, Wyoming, experiences a semi arid climate characterized by cold winters and warm summers. Annual precipitation averages around 8.17 inches, with the majority occurring in late spring and early summer months. Snowfall is minimal, contributing to the area's dry conditions. The region is known for its wide temperature fluctuations, with summer highs reaching into the 80s°F and winter lows dropping below freezing. These conditions make Wamsutter suitable for year-round operations.







## Location

Wamsutter is a small town in eastern Sweetwater County, Wyoming, located just off Interstate 80 with easy access via the on ramp. Positioned between Rawlins and Rock Springs, it serves as a key stop for travelers and businesses along this vital corridor. Wamsutter sits roughly midway across southern Wyoming, about 140 miles west of Cheyenne, the state capital and approximately 190 miles northeast of Salt Lake City, Utah, making it strategically placed near major regional hubs.

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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"*

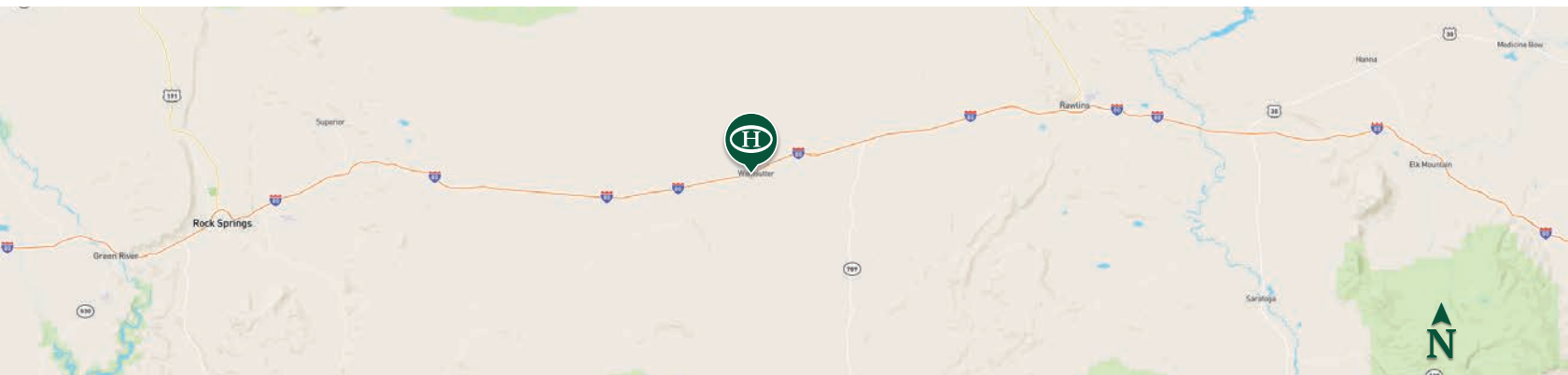
*- RICK STEINER, SELLER/BUYER*

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 Boundary



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