

# 501 W. PINE STREET

RAWLINS, WY 82301

**24,360 SF Building For Sale**  
**Sale Price: \$625,000**





# PROPERTY HIGHLIGHTS



**1909**  
YEAR BUILT



**3**  
STORIES



**17,424 SF**  
LOT SIZE



**BOILER**  
**(5 YEARS OLD)**  
HEATING

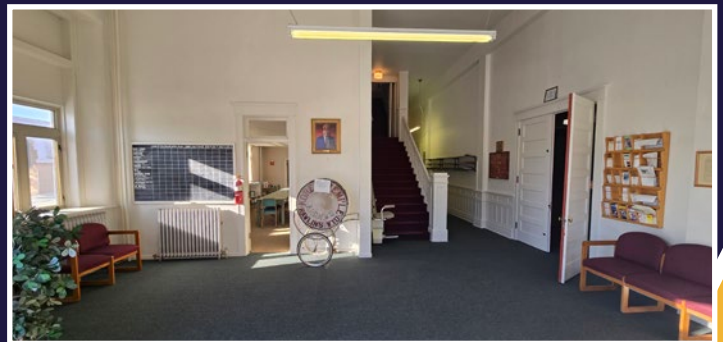
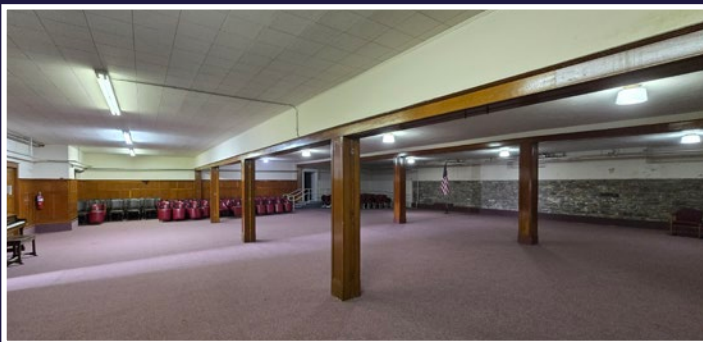


**(1) 200 AMP, (2) 100 AMP**  
**3-PHASE 208/240V**  
POWER

Cushman & Wakefield is pleased to present the opportunity to acquire 501 West Pine Street, a versatile downtown property located in Rawlins, Wyoming. Originally constructed as a Masonic temple in the early 1900's, the building has most recently been utilized as an event center by a non-profit organization.

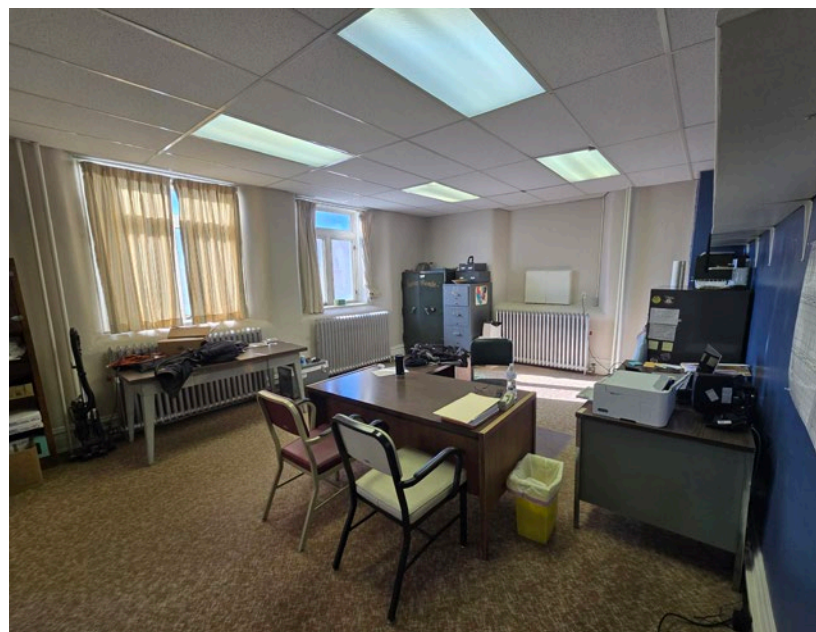
This property presents a significant opportunity for repurposing, with potential for conversion into a hospitality venue, office building, or multi-family development. Situated within an Opportunity Zone, there are tax advantages to still be realized at the property. Additionally, the property may also be eligible for historic preservation grants, further enhancing its investment potential.

The building is conveniently located just across from the Clerk of District Courts and is within close proximity to Interstate 80 and Highway 287, offering easy access to key transportation routes in the heart of downtown Rawlins.





# LOCATION







For more information, please contact:

**Jared Goodman, CCIM, SIOR**

Managing Director

+1 970 690 4227

[jared.goodman@cushwake.com](mailto:jared.goodman@cushwake.com)

WY License 12307

772 Whalers Way, Suite 200

Fort Collins, CO 80525

Direct +1 970 776 3900

[cushmanwakefield.com](http://cushmanwakefield.com)