

Vacant Office Building
305 SW Wyoming Blvd
Mills, WY 82644



INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a Vacant Office Building in Mills, WY.

This steel-framed two story free standing vacant office building was built in 1981 with a total of $\pm 20,932$ SF on a ± 1.90 AC lot. The property is located at 305 SW Wyoming Blvd in Mills, Wyoming, in Natrona County, part of the Casper MSA. The first floor of the subject property has a front foyer with a reception desk, 2 waiting rooms, 23 offices, a conference room, lunch/break room, a large vault, 3 bathrooms, and a storage room. The second floor includes 36 offices, reception area, 2 conference rooms, a printer room, and 4 bathrooms. The property has an elevator, and each floor has a separate entrance. The property is heated with steam heat provided by a boiler system, and has new luxury vinyl tile flooring installed on the second floor, a cooler compressor unit on the roof which provides central air, plus two parking areas that provide 60+ parking spaces.



OVERVIEW

MILLS, WY

PRICE: UNPRICED

ADDRESS: 305 SW Wyoming Blvd
Mills, WY 82644

MAJOR MARKET: Casper, MSA

RENTABLE AREA: 20,932 SF

LAND AREA: 1.90 AC

YEAR BUILT: 1981

APN: 33-79-07-2-0-200300,
33-79-07-2-0-200400

AVG HH INCOME
(5 MILE): \$75,874

POPULATION
(5 MILE): 59,982

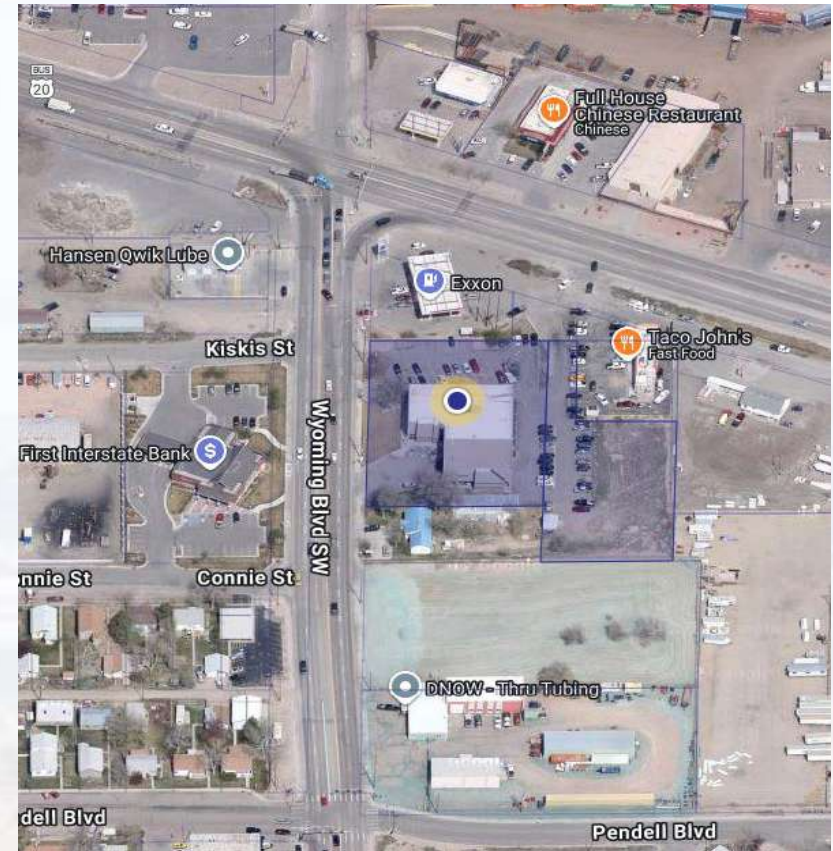
TRAFFIC COUNTS: 15,850+ VPD
(W Yellowstone Hwy)

PARKING: 60+ Spaces

ZONING: C-1 (General Commercial)

INVESTMENT HIGHLIGHTS

- Pro-Business, Tax-Free State | No Corporate or Personal Income Tax – Ranked #1 for Business-Friendly Taxation (Tax Foundation)
- Casper MSA Location | Wyoming's 2nd Largest City – Regional Hub for Business, Energy, and Healthcare
- Near Corner Location & Excellent Visibility | Situated Along SW Wyoming Blvd with Direct Access to W Yellowstone Hwy – Over 15,800 VPD
- Two-Story Office on Large ± 1.90 AC Lot | Quality Steel-Frame Construction Building with a Total of $\pm 20,932$ SF – Featuring 59 Offices, 3 Conference Rooms, Multiple Reception Areas, and a Secure Vault
- Flexible Layout | Separate Entrances, Receptions, and Restrooms per Floor – Ideal for Multi-Tenant or Single-User Occupancy
- Ample Parking & Easy Access | 60+ Spaces Across Two Lots with Multiple Points of Ingress/Egress
- Recent Capital Upgrades | New Roof Installed in 2015 & Updated Luxury Vinyl Tile Flooring on the Second Floor
- Strong Local Demographics | Approximately 60,000 Residents & \$76,000 AHHI in 5 Mile-Radius
- Vacant, Value-Add Opportunity | Ideal for Owner-Users, Investors, or Developers Seeking a Blank Canvas with Strong Upside Potential





LOCATION OVERVIEW

Mills, WY

Mills, Wyoming, within Natrona County and the Casper MSA—Wyoming’s 2nd largest city and regional hub for commerce, energy, and healthcare, with a population of ±82,317 (ESRI, 2020).

Casper offers a diverse employment base supported by major employers such as Wyoming Medical Center, Natrona County School District, The Industrial Company (TIC), and Key Energy Services. The area benefits from excellent transportation infrastructure via Interstate 25, BNSF Railway, and Casper-Natrona County International Airport, the only international airport in the state.

Wyoming’s pro-business environment—featuring no corporate or personal income tax and ranked #1 for business-friendly taxation by the Tax Foundation—promotes high profitability and low operating costs. Combined with a skilled workforce, affordable housing, and strong quality of life, Mills and the greater Casper area offer a stable, growth-oriented market for investors and businesses alike.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 POPULATION	28,459	59,982	76,823
2029 POPULATION EST.	28,849	60,876	77,977
AVG. HH INCOME	\$69,858	\$75,874	\$81,399
MEDIAN HH INCOME	\$56,553	\$61,667	\$64,937
BACHELORS DEGREE +	20%	22%	23%
2024 HOUSEHOLDS	12,128	25,026	31,478
2029 HOUSEHOLDS EST.	12,298	25,407	31,962





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