



FORMER B&B
FOR SALE

Pine Gables

1049 Center St.
Evanston, Wyoming

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PROPERTY HIGHLIGHTS

- Former Pine Gables B&B
- 6,000 sq ft +/-
- Building is furnished and filled with antiques--antiques are available but to be sold separately
- 9 Bedrooms
- 7 Bathrooms
- Land size: .38 acres
- Zoned for B&B, but requires a conditional use permit from Evanston City
- Sale price: \$410,000.00

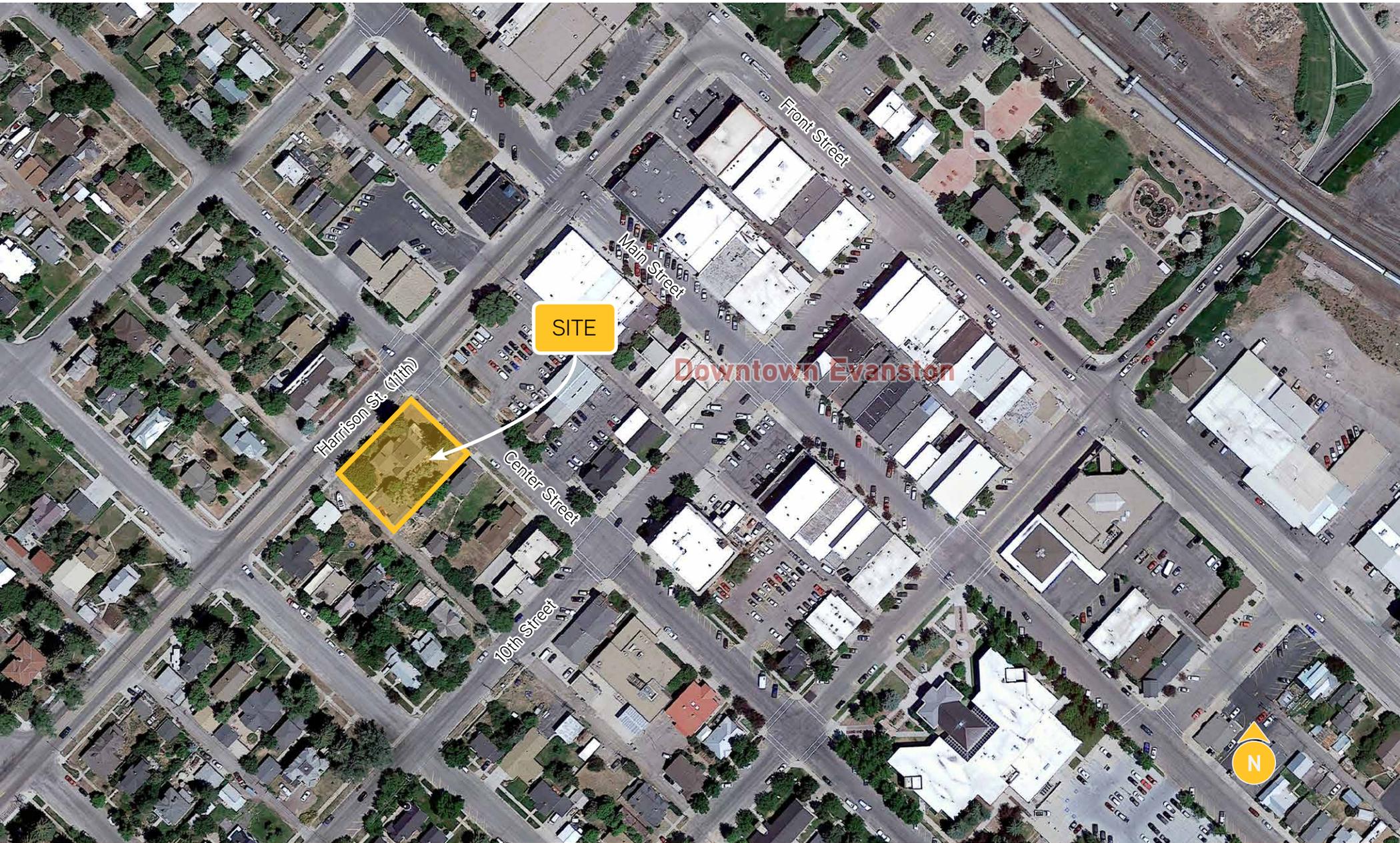








SITE PLAN

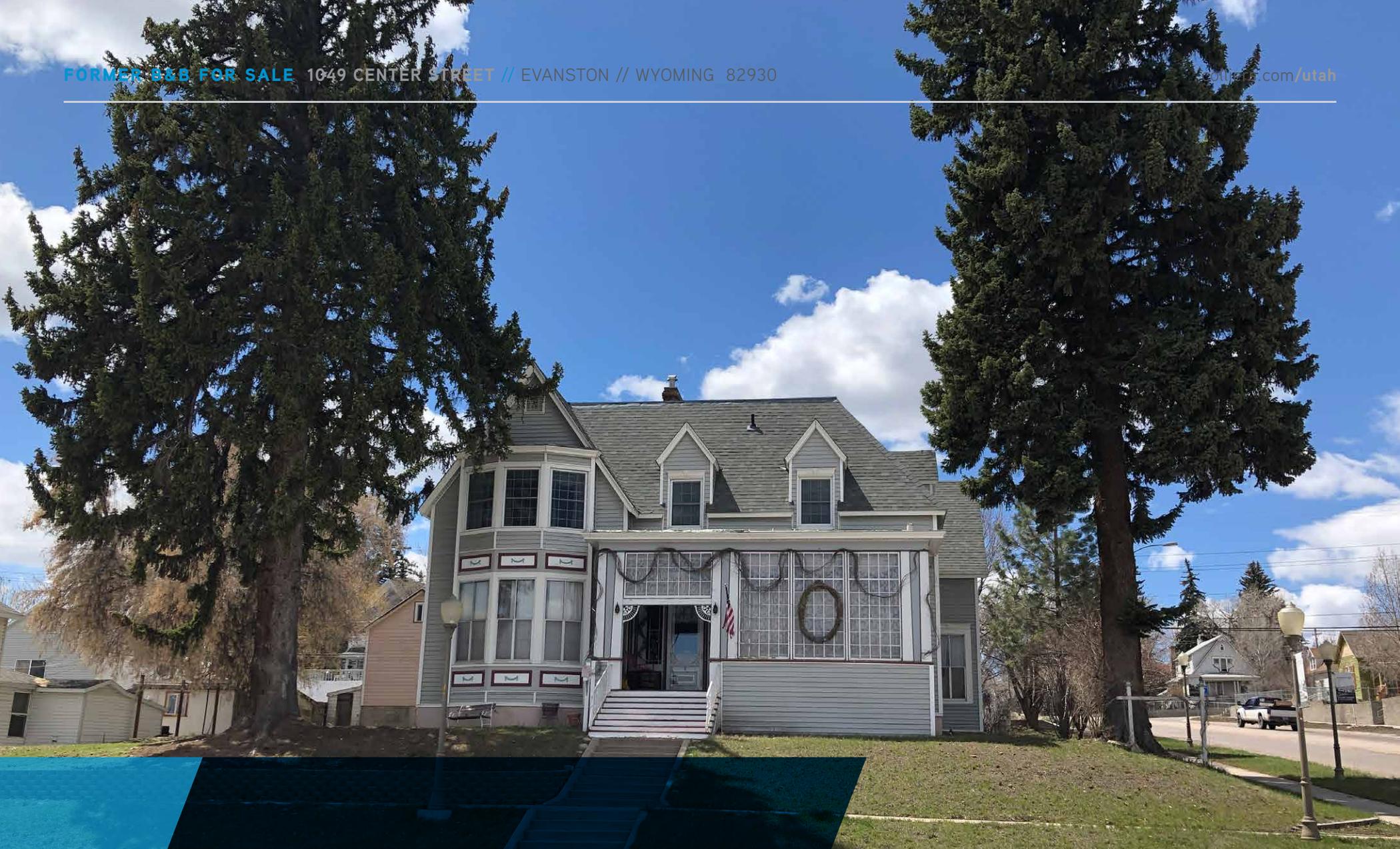


Evanston: Overview

Evanston, Wyoming is a vibrant little city with a spirit bigger than itself! With an elevation of nearly 6800' we enjoy over 300 days of sunshine a year and air that doesn't come any cleaner. Evanston truly has something for everyone, including a clean and vibrant downtown business district with a variety of shopping opportunities.

Evanston was founded during the first Transcontinental Railroad project and has remained a hub of activity ever since. The city's heritage embraces ranching, agriculture, and wise development of natural resources. There are also many opportunities for recreation; The Bear River flows quietly right through town and with it come a whole host of activities. Within a few minutes' drive one enjoys the north slope of the Uinta Mountains where there is something for nearly everyone. In other directions you will see abundant wildlife. Within the Bear River State Park we enjoy our own herd of buffalo and even a couple of bull elk!





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