COMMERCIAL LOTS

Tract 2 $925,000 | 1.96 acres

1.96 acre commercial site zoned B1 located across from Sheridan College on busy Coffeen Ave. With beautiful Bighorn Mountain views, the zoning provides great flexibility for a variety of commercial, multi-family or residential possibilities. To get your creativity flowing, the seller has a potential site layout for offices and multi-family buildings. The site's topography provides a great opportunity for underground parking or walk-out space. As part of Teal Spring's HOA, this property has exclusive access to both sides of Little Goose Creek for nearly 1/3 mile and is located directly next to the Sheridan's extensive trail system. The site has water and power directly to the site, with sewer available on the east side of Coffeen Ave.

Commercial Lot 1 $599,000 | 1.45 acres

An impressive 1.45-acre commercial lot zoned B1 overlooking green space in the new Teal Spring development. The site has great access to the busy Brundage Road and is adjacent to other professional buildings, yet feels like a quiet retreat away from the city. With B1 zoning, the site has great flexibility for a variety of commercial, multi-family or residential possibilities. As part of Teal Spring's HOA, this property has exclusive access to both sides of Little Goose Creek for nearly 1/3 mile. Located right next to the City of Sheridan's extensive trail system, the site offers many possibilities. This site has sewer, water, power, and internet connections directly to the site.

Lot 52 $250,000 | .4 acres

Exceptional .4 acre commercial site zoned B1 located across from Sheridan College on busy Coffeen Avenue. With beautiful Bighorn Mountain views, the zoning provides great flexibility for a variety of commercial, multi-family or residential possibilities. To get your creativity flowing, the seller has a potential site layout for a drive through coffee shop/restaurant. As part of Teal Spring's HOA, this property has exclusive access to both sides of Little Goose Creek for nearly 1/3 mile and is located close to the City of Sheridan's extensive trail system. The site has water and power directly to the site, with sewer available on the east side of Coffeen Avenue.