



GLENROCK HOTEL, BAR AND RESTAURANT

416 W Birch Street, Glenrock, Wyoming



OFFERING MEMORANDUM

BROKER¹**one**
REAL ESTATE

EXECUTIVE SUMMARY

GLENROCK HOTEL, BAR AND RESTAURANT

BrokerOne Real Estate is pleased to offer the historic Hotel Higgins & Paisley Shawl restaurant at 416 West Birch Street in Glenrock, Wyoming. The subject property is a hotel, bar and restaurant listed on the National Register of Historic Places. The hotel was originally constructed in 1916 and its architecture speaks to the integrity of the hotel's craftsmanship and attention to detail interior still remains with original mahogany trim throughout, as well as terrazzo on the lobby, dining room, and all the bathroom floors. The ceilings are 11 feet high with an elaborate, plaster cornice. Several notable improvements have been made to the building to improve operating efficiency, including new appliances and hood system in the kitchen, appliances in the laundry, high-recovery water heaters for the hotel rooms and a reconfigured bar. Additionally, several new modern period-detail light fixtures have been added throughout the dining and bar areas and fresh paint has been applied to the original plaster walls. Almost all of the electrical has been upgraded with new service.

Hotel Higgins was built in 1916 but substantial renovation has occurred throughout its history. The first floor includes the lobby, dining room, kitchen, bar, bathrooms, one 2-bedroom apartment, and 2 guest rooms. The second floor includes one 2-bedroom apartment and 8 additional guest rooms. The third floor has six guest rooms, sitting room and one bathroom, known as the Weatherby Suites, a tribute to the Weatherby Rifle Company and the many hunters and outfitters that visit the hotel in pursuit of the great hunting the area affords.



SALE HIGHLIGHTS

- 17 Guest Rooms, 3 2-Bedroom Apartments
- 2 Miles from on/off ramp of I-25
- Established Business
- Upgrades include new appliances and hood system in the kitchen, appliances in the laundry, high-recovery water heaters in hotel rooms, reconfigured bar and almost all electrical has been upgraded.
- The subject's location is one of the most accessible parts of Glenrock and benefits from its close proximity to Casper. Casper, especially to residential neighborhoods in the south, southwest and west of areas of Casper and its suburbs.
- National Register of Historical Places
- Architectural Integrity of the interior still remains
- High Visibility

MARKET OVERVIEW

GLENROCK HOTEL, RESTAURANT AND BAR



PROPERTY HIGHLIGHTS

Building Size:	13,038 SF
Parcel ID:	33750512217100
Zoning:	Glenrock
Year Built:	1916
List Price:	\$399,000

COMMUNITY PROFILE

GLENROCK HOTEL, BAR AND RESTAURANT

DIVERSE EMPLOYMENT OPPORTUNITIES & EXCELLENT REGIONAL ACCESS

Major employers within the market include a Big Storage, LLC, Memorial Hospital of Converse County, Energy Drilling, LLC, Converse County School District, Rock Hard Cementing, LLC and more. The Glenrock population is 2,603 according to the 2020 US Census. Glenrock is located in Converse County, Wyoming. Glenrock sits directly between Casper and Douglas, Wyoming. Douglas to Glenrock is 25 miles and Casper to Glenrock is 24 miles. The larger towns expand the recreational, tourism, shopping, hospitality, and dining locations for the community and those visiting the area.

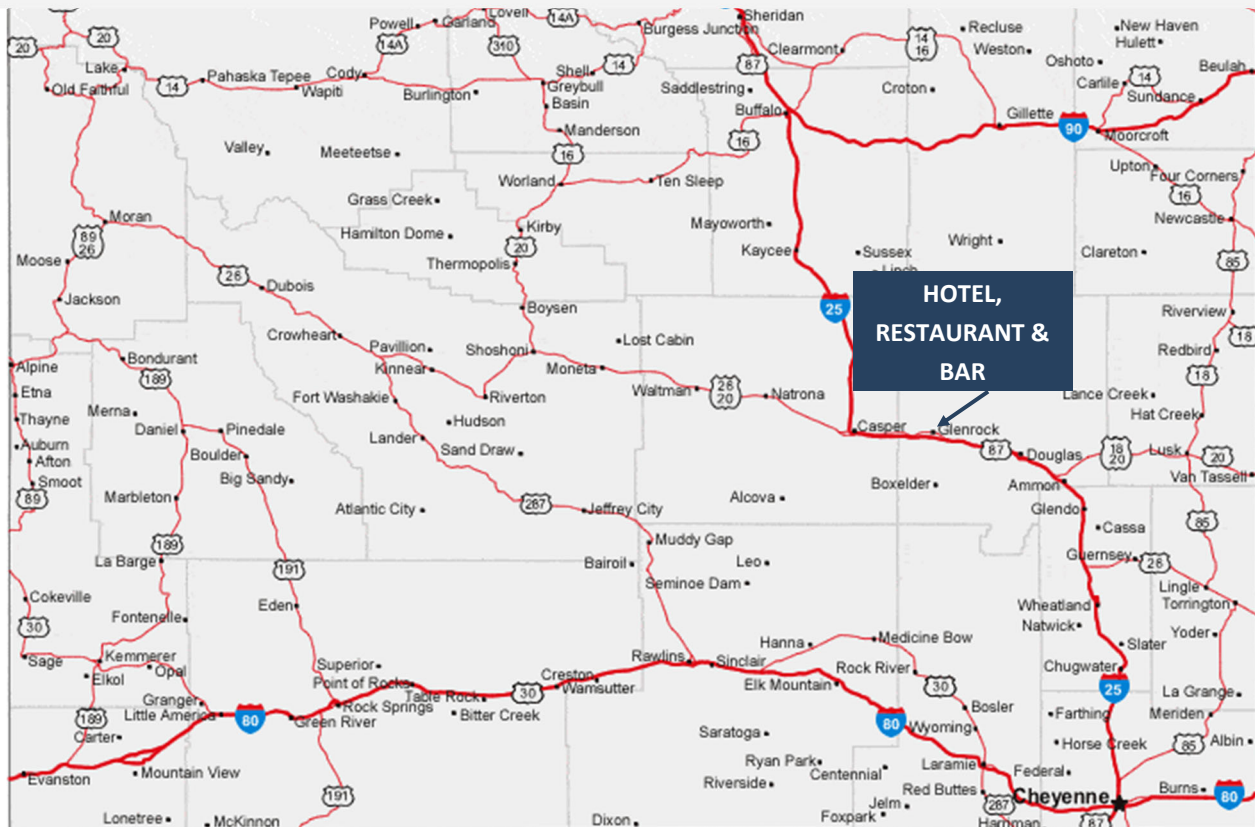


Demographic and Income Comparison Profile

416 W Birch St, Glenrock, Wyoming, 82637
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.86158
Longitude: -105.87306

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	1,994	3,221	3,726
Households	849	1,346	1,531
Families	562	898	1,035
Average Household Size	2.33	2.38	2.42
Owner Occupied Housing Units	582	933	1,090
Renter Occupied Housing Units	267	413	441
Median Age	42.0	41.6	41.5



IN THE NEWS... HISTORICAL HAUNTED HIGGINS HOTEL FOR SALE

GLENROCK HOTEL, BAR AND RESTAURANT



HISTORICAL HAUNTED HIGGINS HOTEL IN GLENROCK FOR SALE



PRAIRIE WIFE | Published: March 31, 2021

Randall Hall BrokerOne Real Estate Crexi.com

The Higgins Hotel is a major part of the small town of Glenrock's history.

It was built in 1913 and was added to the national register of historic homes in 1983.

Read More: [Historical Haunted Higgins Hotel In Glenrock For Sale](https://mycountry955.com/historical-haunted-higgins-hotel-in-glenrock-for-sale/?utm_source=tsmclip&utm_medium=referral) | https://mycountry955.com/historical-haunted-higgins-hotel-in-glenrock-for-sale/?utm_source=tsmclip&utm_medium=referral

PROPERTY PHOTOS

GLENROCK HOTEL, BAR AND RESTAURANT



PROPERTY PHOTOS

GLENROCK HOTEL, BAR AND RESTAURANT





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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective purchasers.

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CONTACT

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