LOVELL WYOMING
4-PLEX



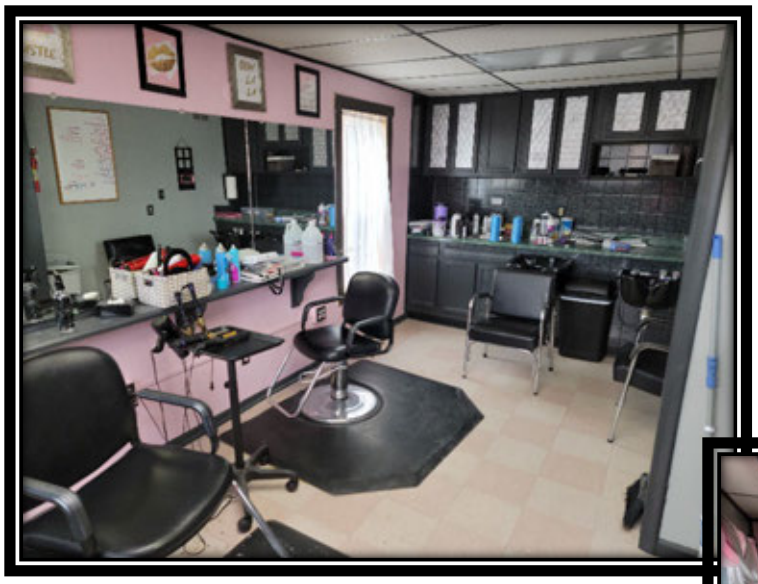
$209,000

Canyon Real Estate, LLC
1327 Rumsey Ave., Cody, WY 82414
Office (307) 527-7092 Cell (307) 272-4114
Fax (307) 527-7093
www.canyonrealestate.net

INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.

Income producing real estate in downtown Lovell, Wyoming with room to develop/expand. The property offers 3 apartment units and an additional rental space currently being operated as a beauty salon. Updates and amenities include a newer roof, furnace, hot water heater, new paint and flooring, new LED lighting, new vanities, vinyl siding, handicap accessibility to salon and lots of off-street parking. All units have 1 year leases with various expiration dates. The seller pays all utilities (approximately $336 per month). Tenants remove all snow. The location is excellent and a very short walk to main street and local businesses, a short drive to the Big Horn Mountains for outdoor recreation on National Forest with hiking, ATV and horseback riding, fishing, camping and hunting galore. Cody, Wyoming is less than a 1-hour drive and Yellowstone National Park is just down the road.

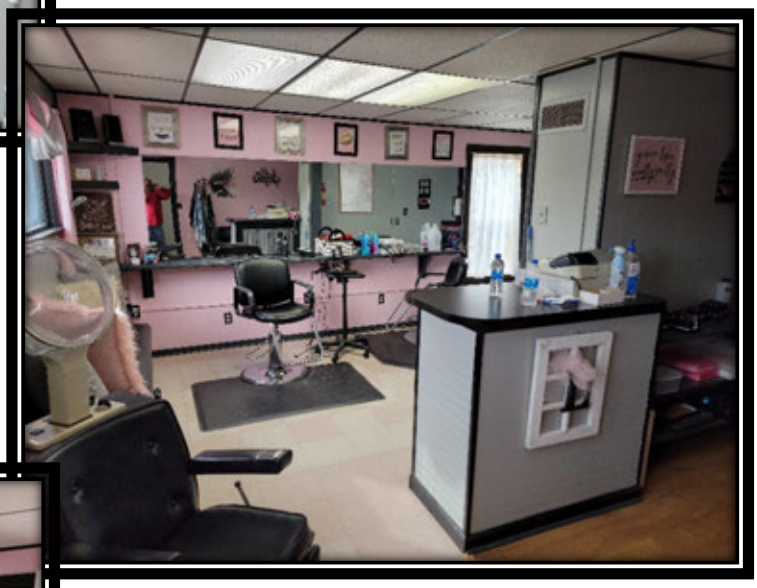


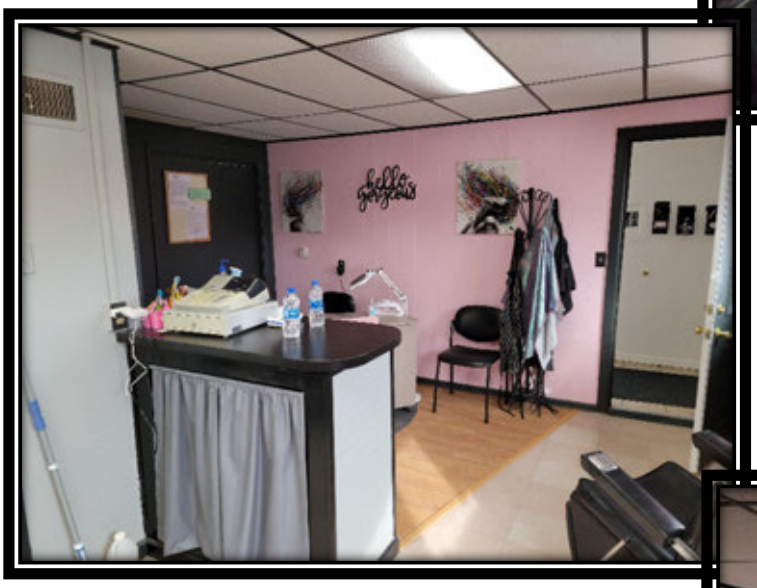


Unit 1 – Tattoo/Hair Salon

Rents for $550.00 per month

Month to Month

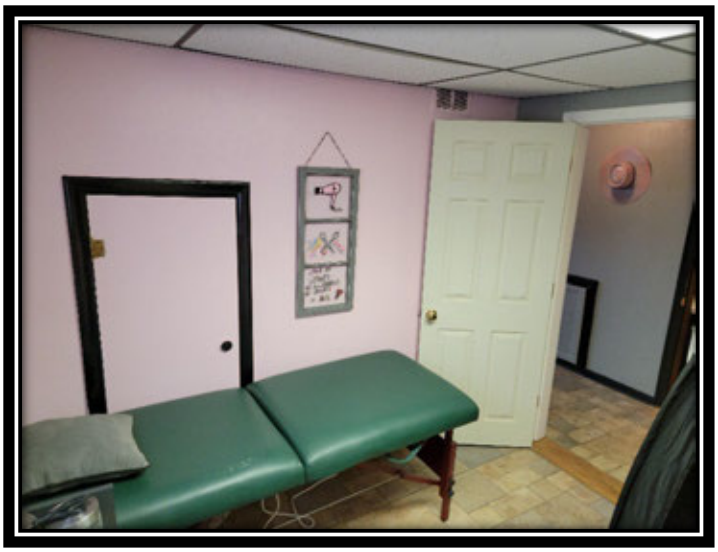


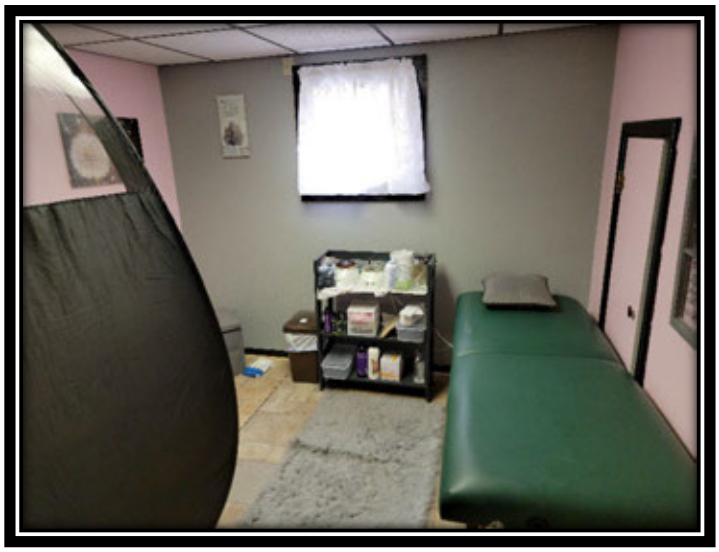




New Flooring & Paint



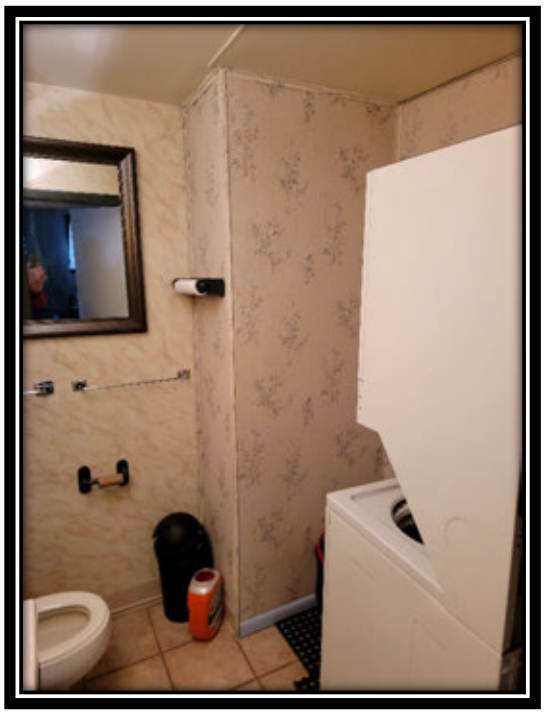




Salon



Shower used to be where washer/dryer is now





Unit 2 - 1 Bedroom Apartment

Rents for $625.00 per month

Month to month lease









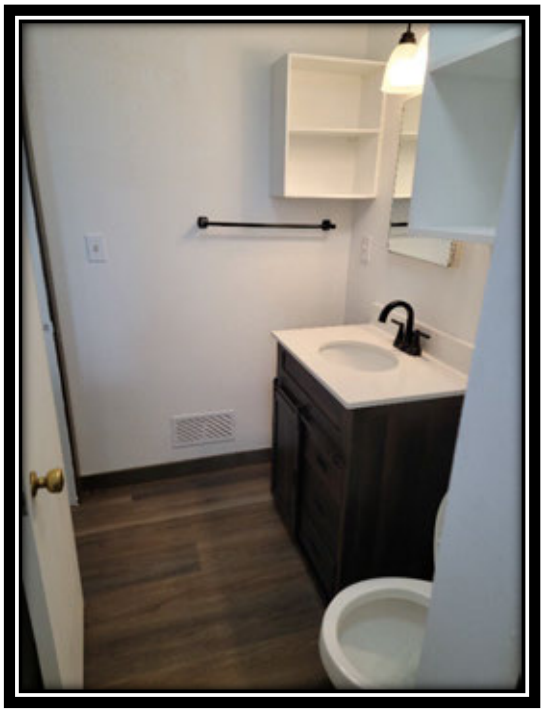


Unit 3 - 1 Bedroom Apartment

Rents for $650.00 per month









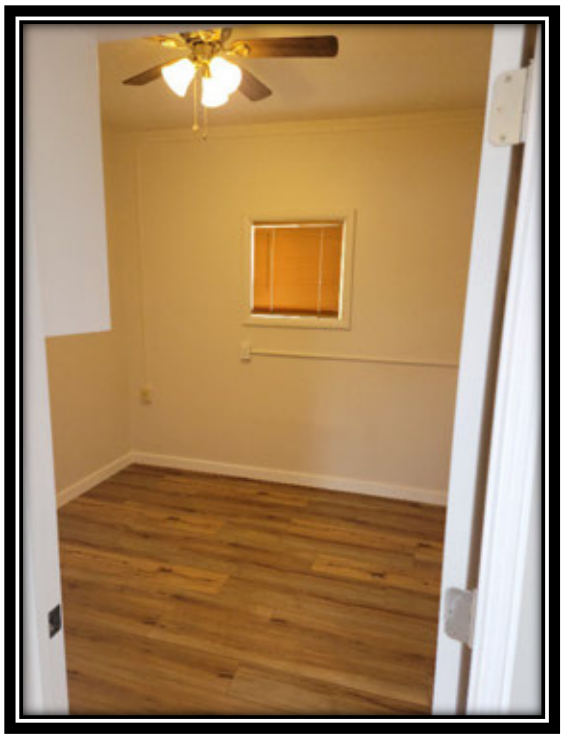


Unit 4 - 1 Bedroom Apartment

Rents for $575.00 per month









Front of Building to Salon with Ramp



South Side of Building





Back View of Building
Entrance to Apartments



Back of Lot





Storage Shed



Alley



Neighboring Businesses





Looking North towards Main Street



Looking South



10032743	RE	ACT	450 Montana Ave	Unit or Lo...
			Lovell	WY 82431



Room Information
4

List Price	$209,000
List Date	8/21/2026
Days On Market	63
# Bedrooms	3
Total # Baths	4
# Full Baths	0
# 3/4 Baths	4
# Half Baths	0
# 1/4 Bath	0
Apx Year Built	1950
Levels	Two
Basement Y/N	No

Apx Above Grade SqFt	1,920
Apx Below Grade SqFt	0
Apx Total SqFt	1920
Apx Deeded Acres	0.200
Apx # Irrigated Acres	0.00
Apx Lot SqFt	8,712.00
County	Big Horn
Area	Lovell - In Town
Subdivision	Original Town of Lovell
School District	Big Horn County District #2
Additional Living Units	No

Inclusions	See list in documents
Exclusions	Tenants personal property
Irrigation	No
Irrigation Company	
IrrigFee	
HOA	No
HOA $	
HOA Fee Frequency	

Legal Description	40' X 218' BEG 10' S NE COR 4 18 OT SD161 -1054 PERSONAL PROPERTY
Tax Year	2026
Tax Annual Amount	$1,330.67
Covenants	No
Detailed Zoning	Big Horn County Commercial
Parcelable	
Electric Company	Rocky Mountain Power
Natural Gas Company	Mon-Dak Utilities

Features

Appliances	Dryer, Microwave, Oven, Range, Refrigerator, Was...
Basement	None
Construc...	Frame
Cooling	Window Unit(s)
Ext Feat...	Natural Gas to Property, Storage, RV/Boat/Trailer Parking
Ext Siding	Vinyl Siding
Fireplace	None
Flooring	Vinyl (Flooring)
Primary Heat	Natural Gas, Forced Air
Int Features	Handicap Access
Lot Features	Level

PatioDeckPorch	None
Road Maint	
Road Respons	Public Maintained Road
Road Surface	Paved (RoadSurfaceType)
Roof	Membrane
Primary Water Source	Public (City or Rural)
Primary Water Supp...	Town of Lovell
Sewer Type	City Sewer
Sewer Provider	Town of Lovell
Views	Neighborhood

Comments Income producing real estate in downtown Lovell, Wyoming with room to develop/expand. The property offers 3 apartment units and an additional rental space currently being operated as a beauty salon. Updates and amenities include a newer roof, furnace, hot water heater, new paint and flooring, new LED lighting, new vanities, vinyl siding, handicap accessibility to salon and lots of off-street parking. All units have 1 year leases with various expiration dates. The seller pays all utilities (approximately $336 per month). Tenants remove all snow. The location is excellent and a very short walk to main street and local businesses, a short drive to the Big Horn Mountains for outdoor recreation on National Forest with hiking, ATV and horseback riding, fishing, camping and hunting galore. Cody, Wyoming is less than a 1-hour drive and Yellowstone National Park is just down the road.

Property listed by:
Canyon Real Estate, LLC - 307-527-7092
Lance J Bower - 307-272-4114

Contact me for more informati...
My Office Info - Office Name Canyon Real Estate, LLC
Lance J Bower - 307-272-4114
lance@canyonrealestate.net

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed. A broker's compensation and fees for services are not set by law and are fully negotiable. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker.

450 Montana Ave., Lovell – Inclusions

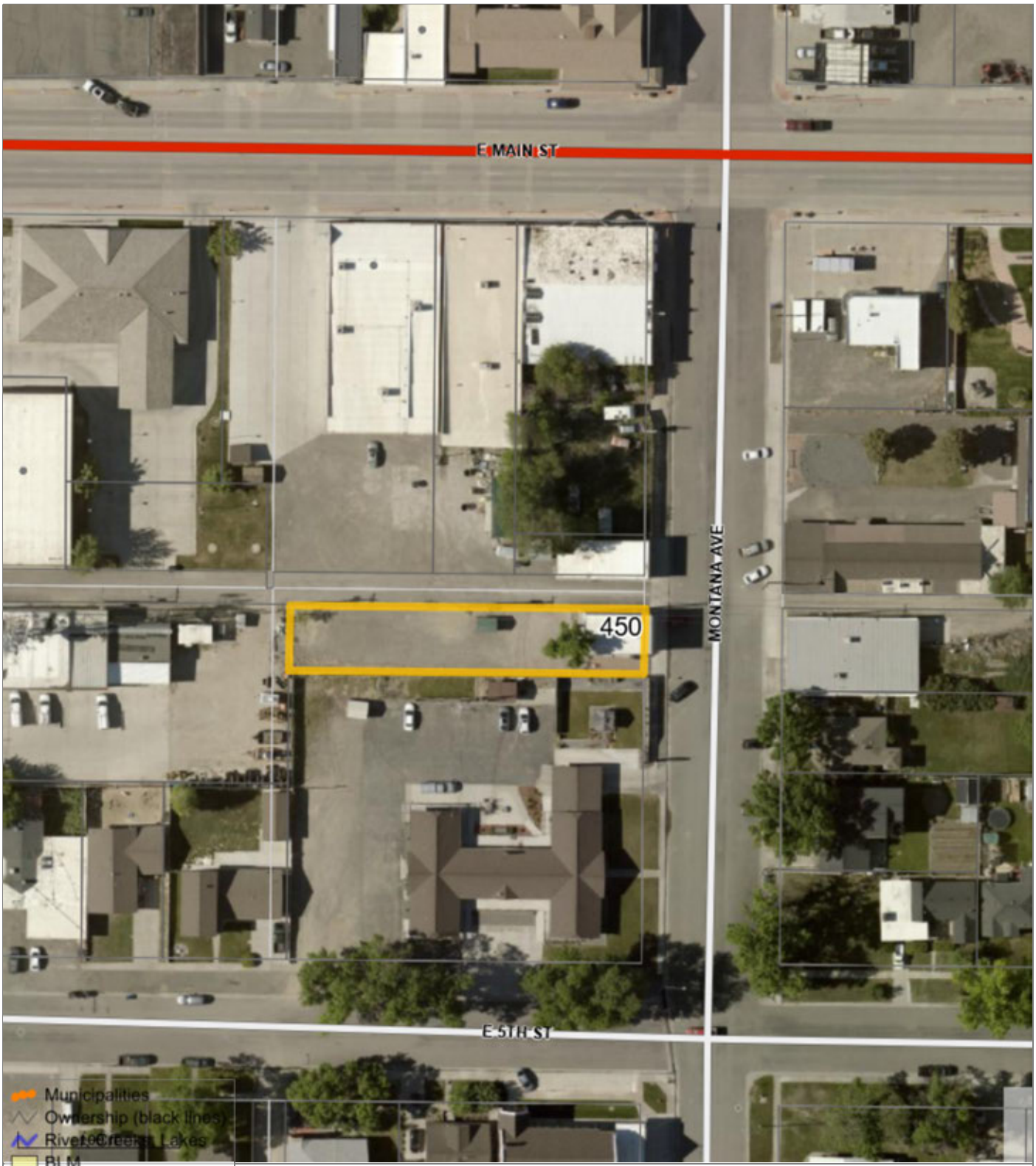
Apt 1 (Salon) – 3 chairs in shed, 1- mats, 2 standing hair dryers in shed, washer/dryer, AC unit.

Apt 2 - microwave, stove, fridge, AC unit in shed.

Apt 3 – microwave in shed, new stove, fridge, AC unit in shed.

Apt 4 - microwave, small fridge, new stove. oil heater, AC unit in shed.

Storage Shed

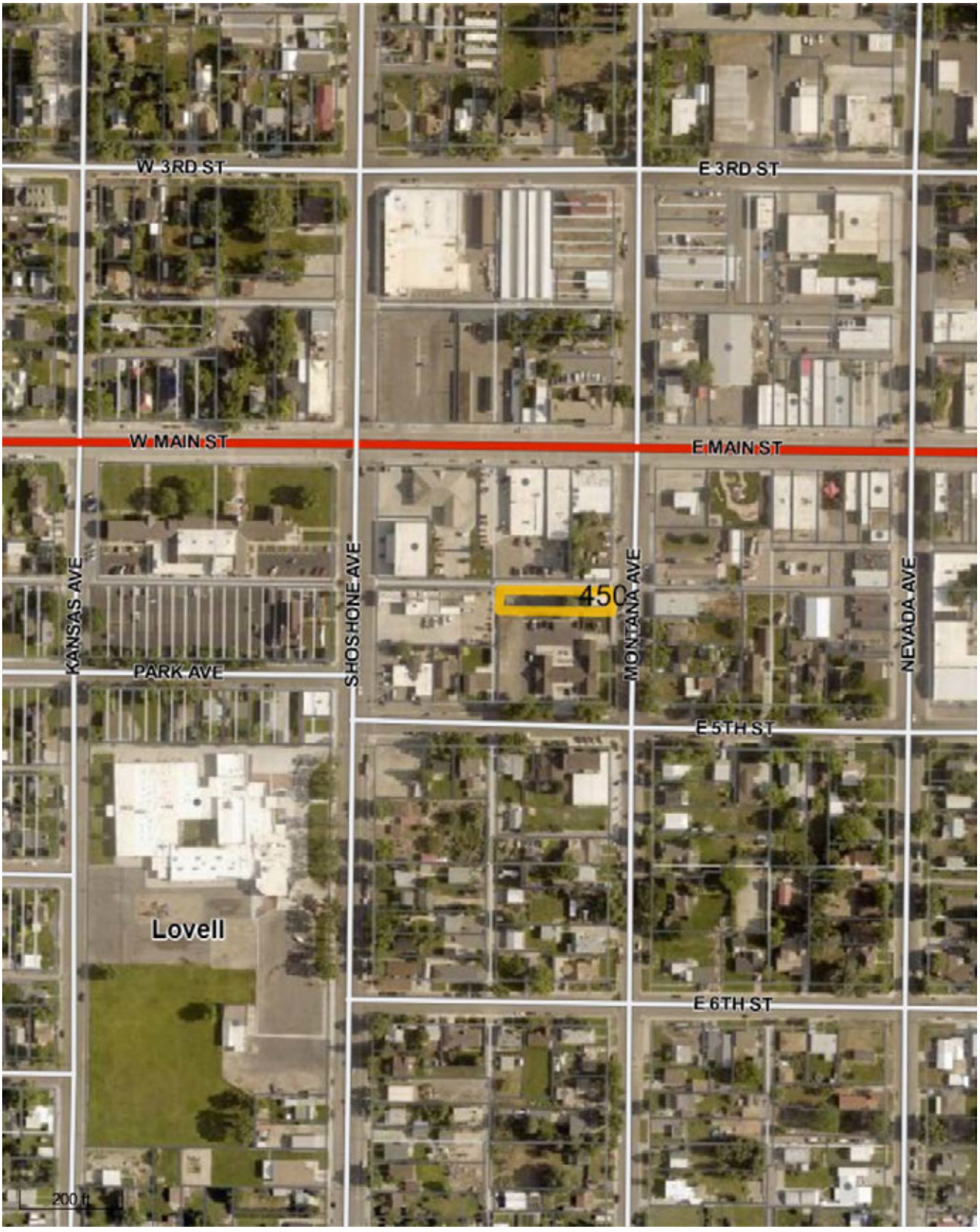


NORTH

Big Horn County Wyoming MapServer

Big Horn County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.
printed 1/6/2026

Big Horn County Wyoming MapServer



Canyon Real Estate LLC

IMPORTANT NOTICE

Canyon Real Estate, LLC

(Name of Brokerage Company)

REAL ESTATE BROKERAGE DISCLOSURE

Any reference to "Broker" throughout this Disclosure and any associated real estate form shall mean "Responsible Broker, Associate Broker or Salesperson" as defined in Wyoming Statute 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate Broker, or Salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent. (Requires written agreement with Seller)
If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed or ratified by the Seller.

Customer.
A Customer is a party to a real estate transaction who has established no Intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. When a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a Customer, having no agency or Intermediary relationship with either party. A Broker working with a Customer shall owe no duty of confidentiality to a Customer. Any information shared with the Broker may be shared with the other party to the transaction at Customer's risk. The Customer should not tell the broker any information which the Customer does not want shared with the other party. The Broker must treat the Customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the obligations enumerated below for Intermediaries which are marked with an asterisk. W.S. 33-28-310(a).

Buyer's Agent. (Requires written agreement with Buyer)
If a Buyer signs a written Buyer's Agent Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed and ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. §33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)
The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. §33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *

- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counter offers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction; *
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are averse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property; *
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. §33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or Intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. §33-283-301(a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or Intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm, or the designation of agency may occur later if an "in house" real estate transaction occurs. At the time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDUCIARY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND

WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY. SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGEMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGEMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. §33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

NONDISCRIMINATION. The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided Seller with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

Brokerage Firm **Canyon Real Estate, LLC**

By Licensee for Brokerage Firm _____
Lance Bower

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____ (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

Seller's Signature _____

Seller's Signature _____

Seller's Signature _____

Seller's Signature _____

This Real Estate Brokerage Disclosure was presented to Seller and Seller refused to sign above.

Broker/Licensee _____ Date _____

Seller's Name _____