

SOUTHEAST WYOMING

Alwaysz Manufacturing



#1 PROPERTIES

RANCH & RECREATION

#1 PROPERTIES
COMMERCIAL

BUSINESS & REAL ESTATE | OFFERED AT \$1,950,000
RANCHANDRECREATION.COM



BUSINESS OPPORTUNITY IN SOUTHEAST WYOMING

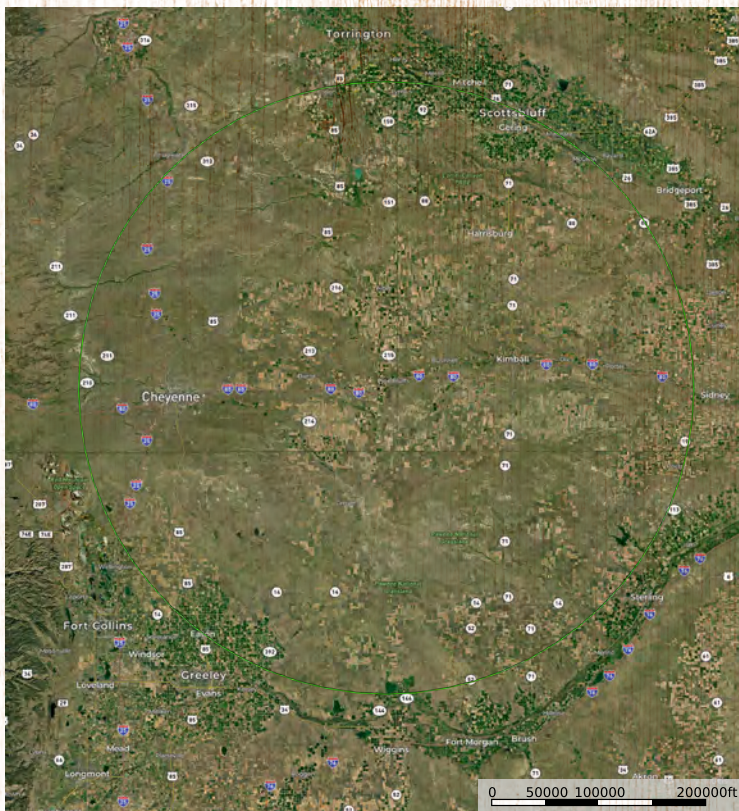
Multi-faceted business opportunity and commercial property located in Pine Bluffs, WY. Allwayz Manufacturing started operations in 1989 and is still going strong. Metal fabrication, repairs, and serving the community have always been the main focus. CNC plasma cutting, metal brakes, lathes, mills and other speciality equipment have set them apart from other shops in the area for 35 years. Metal artwork has played a integral role in expanding the business worldwide and greatly adding to the bottom line of the business.

Aside for the fab shop, Allwayz Manufacturing is set up with Airgas as an authorized distributor which allows them to offer welding supplies, expendables, and welding gases to the area. On top of this, they also offer a complete line of steel inventory, farm and trailer related repair parts.

In an effort to diversify the business the owners added vinyl printing and sign-making to expand the business and complement the artwork sales with products that most shops are not able to make. Recently, embroidery has been added to the mix to provide further diversification and another service to the company that has proven to be a needed and profitable business venture.

Traveling and selling at large regional shows has been the backbone for the metal sales. The new owners will be able to hit the ground running with booth spaces reserved at Cheyenne Frontier Days, The National Western Stock Show and the Houston Livestock Show.

Allwayz manufacturing generates income from several sources and is being offered for public sale for the first time in 35 years. This business includes all necessary equipment, inventory, a current book of business and the Real estate.



LOCATION

6289 I-80 Service Rd Pine Bluffs, WY. Located approximately 40 miles east of Cheyenne, WY, and the intersection of Interstate 25 and Interstate 80.

- Cheyenne, WY 40mi
- Scottsbluff, NE 69mi
- Torrington, WY 71mi
- Denver, CO 131mi

DOING BUSINESS IN WYOMING

Wyoming's corporate tax structure is highly favorable for business, making it an attractive destination for entrepreneurs and corporations alike. The state does not levy a corporate income tax, meaning that businesses are not subject to state-level taxes on their profits. This tax advantage allows companies to retain more of their earnings, providing a competitive edge and fostering a business-friendly environment. Additionally, Wyoming does not impose any personal income tax, which further enhances its appeal for entrepreneurs and executives. Combined with its business-friendly regulations and low regulatory burden, Wyoming's corporate tax structure positions the state as an appealing choice for companies seeking a favorable tax environment to grow and thrive.

Additionally, Wyoming boasts a robust economy supported by diverse industries such as energy, agriculture, tourism, and technology. The state has a skilled workforce and a strong entrepreneurial spirit, fostering innovation and growth. With its strategic location and excellent transportation infrastructure, businesses in Wyoming can easily access markets across the country.



CONDITIONS OF SALE

All offers shall be in writing and accompanied by proof of funds and/or financing sufficient to complete the transaction. Upon offer acceptance, an Earnest money deposit of \$100,000 (one hundred thousand dollars) shall be made to the Listing Broker (#1 Properties Ranch and Recreation). All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible.



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PRICE **\$1,950,000** (ONE MILLION & NINE HUNDRED FIFTY THOUSAND DOLLARS)



Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.



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COMMERCIAL

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