



**Address:**  
 121 W Main ST, Lewistown, MT 59457  
**Price:** 399,000  
**Property Type:** Commercial  
**Area:** Lewistown  
**Main / FI SqFt:** 4472  
 MLS #23-346

Take advantage of the "American Dream" in this fantastic opportunity to take over this long-time established printing service center in Lewistown MT and being able to rent out half the building as a secondary income stream. MontanaWest Printing & Design has a solid reputation in the community and many long-term repeat clients. There are multiple revenue streams with low overhead and high returns. With a wide variety of services offered from Full Color Catalogs and Marketing, Print on Demand Digital and Offset Printing, Books & Magazines, Envelopes & Business Cards, Laser Engraving, Large format to Signage to name a few products produced. There is opportunity for growth. This business is strategically located on Main Street with over 4,400 sq ft.

**Listing Information**

Status	Active	What's Offered	Both
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**Property Information**

Realtor.com	Commercial	Type	Commercial/Industrial
# of Acres/Land SqFt	0.10	Age	1954
Lot Dimensions	40x90	Association Fee	0

**Location & Legal**

Legal	LEWISTOWN ORIG TOWNSITE, S15, T15 N, R18 E, BLOCK U-15, Lot 011, SW'LY 1/2 Lot 010, NE'LY 1/2 Lot 011		
Taxes	2727	Tax Year	2022

**Remarks & Directions**

SID/RID	No
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**Compensation**

Buyer Agent Comm	2.40	Buyer Agent Comm Type	%
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**Details**

<b>Imprvd w/Hse or Mbl:</b>	Conforming Zoning	<b>No. of Stories:</b>	One
<b>Documents on File:</b>	Financial Details; Inventory List	<b>Approximate Age:</b>	Over 50 Years
<b>Land Status:</b>	Land Included	<b>Ceiling Height:</b>	11 - 15 Ft
<b>Road Frontage:</b>	City	<b>Floors:</b>	Heavy Duty
<b>Type of Business:</b>	Retail Store; Service Building	<b>Walls:</b>	Sheet Rock
<b>Parking:</b>	Street Parking	<b>Heating:</b>	Forced Air Gas
<b>Traffic Count:</b>	5,001 - 10,000	<b>Possession:</b>	Closing
<b>Construction:</b>	Concrete Block; Frame		

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