



**Address:**  
 101 W Main ST, Lewistown, MT 59457  
**Price:** 499,000  
**Property Type:** MultiFamily  
**Area:** Lewistown  
**Apx Total SqFt:** 13500  
 MLS #23-94

Rare Investment Opportunity! This commercial/apartment building has consistently generated income for this owner for the past 35 years. This property includes 13 rental properties and a main floor large commercial space. At full capacity the property currently generates \$79,000 a year in rent.

**Listing Information**

Status Active

**Property Information**

Type	Five Plex or More	Realtor.com	Multi-Family
Style	3 Story or More	Apx Year Built	1915
Apx Main/FI SqFt	4,400	Total # of Units	14
Apx Lot Dimensions	4500 sq ft	Personal Property	kitchen appliances
Association Fee	0		

**Location & Legal**

Legal	LEWISTOWN ORIG TOWNSITE, BLOCK U15, Lot 6, & JANEUX ADD #1 BLOCK 12 Lot 2 & TRACT TO COMPLETE LOTS 6 & 2		
Taxes	6520	Tax Year	2022

**Remarks & Directions**

SID/RID No

**Details**

<b>Income:</b>	Total Income Eff.: 79,000	<b>Construction:</b>	Brick
<b>Current Occupancy:</b>	Under 90% Occupancy	<b>Siding:</b>	Brick Fascia
<b>Flood Insurance:</b>	Not Required	<b>Roof:</b>	Rolled Roofing
<b>Possession:</b>	Closing	<b>Approximate Age:</b>	50+ Years
<b>Parking Facilities:</b>	Off-Site Parking	<b>Heating Source:</b>	Gas
<b>Parking Per Unit:</b>	None	<b>Heating System:</b>	Hot Water

Units								Units											
No.	Bed	Bath	Rent	SqFt	Parking	Lease	Furnished	Stories	Rem.	No.	Bed	Bath	Rent	SqFt	Parking	Lease	Furnished	Stories	Rem.
1			525							2			430						
10			440							3			310						
11			440							4			415						
12			300							6			415						
14			430							7			320						
15			425							9			410						
16			420							main floo			1335						

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