



203 4th AVE S, Lewistown, MT 59457

MLS #22-990

25 year established business and commercial detailing shop centrally located on a corner lot. The price also includes a plow truck and a list of current clients. The commercial property includes the existing detailing equipment, diesel pressure washer, carpet extractor, fans, drying racks, air compressor, tool chest, washer and dryer, and office furniture. Updates include a newer 200-amp electrical service, 3 updated overhead garage doors, and exterior sewer line replaced with 2 clean outs. The list price also includes a 1997 Dodge 2500 pickup with snowplow, new transmission, transfer case and the plow is 2 years old. Since it was a former gas station, DEQ has declared the property free of contaminants.

### Listing Information

Status	Active	Price	239,000
What's Offered	Both		

### Property Information

Property Type	Commercial	Realtor.com	Commercial
Type	Commercial/Industrial	# of Acres/Land SqFt	1,619
Age	1910	Lot Dimensions	6036 sq ft
Main / FI SqFt	1,619		

### Location & Legal

Area	Lewistown		
Legal	LEWISTOWN ORIG TOWNSITE, S15, T15 N, R18 E, BLOCK P-18, Lot 012A, 6036 SQUARE FEET, AMENDED PLAT		
Taxes	1313	Tax Year	2022

### Remarks & Directions

SID/RID	No
Directions	From First and main drive one block south to Janeaux Street, drive 2 blocks and this property will be on your left.

### Details

<b>Road Frontage:</b>	City	<b>Floors:</b>	Concrete Slab
<b>Type of Business:</b>	Service Station	<b>Walls:</b>	Concrete Block
<b>Parking:</b>	Parking Lot	<b>Roofing:</b>	Asphalt/Built-Up
<b>Traffic Count:</b>	5,001 - 10,000	<b>Heating:</b>	Forced Air Gas
<b>Construction:</b>	Concrete Block	<b>Miscellaneous:</b>	Auto Bay; Display Window; Inside Storage
<b>No. of Stories:</b>	One	<b>Possession:</b>	Closing
<b>Approximate Age:</b>	Over 50 Years	<b>Utilities:</b>	Public Sewer; Public Water
<b>Ceiling Height:</b>	Less Than 11 Ft		

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