



Address:
 204 Stratosphere Drive, Lewistown, MT 59457
Price: 375,000
Property Type: Commercial
Area: Lewistown
Main / FI SqFt: 3600
 MLS #23-344

Make your passion your business. O'Dell's Small Engine Repair has been business for almost 20 years and is still going strong. The O'Dell's has focused on the lawn and garden area (lawn equipment, and also on the Power Sports Equipment (Motorcycles, Boats, ATV's) and has been very successful. The business includes a 3,600 foot Steel framed building that sits on Airport property with a \$300 monthly lease. Main portion of the building is 40x60 (2400 sq ft) and is home to the repair business. A 1200 sq ft addition is set up into 2 sections, one a vehicle paint area and the other has room for large equipment maintenance. 3 overhead doors. Seller will provide an tool list, and an inventory list and is willing to provide training and share his years and years of knowledge and experience.

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	Age	1978

Location & Legal

Legal	S21, T15 N, R18 E, IMPROVEMENT ON LEASED AIRPORT LAND ON BLK 9 LT 1 LEWISTOWN AIRPORT		
Taxes	1287	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

Imprvd w/Hse or Mbl:	Conforming Zoning	Approximate Age:	Over 50 Years
Documents on File:	Financial Details; Inventory List	Ceiling Height:	11 - 15 Ft
Land Status:	Land Leased	Floors:	Concrete Slab
Type of Business:	Service Building	Walls:	Metal; Wood
Parking:	Parking Lot	Heating:	Forced Air Gas
Traffic Count:	Under 2,500	Miscellaneous:	Auto Bay; Inside Storage; Shelving
Construction:	Frame; Metal	Possession:	Closing
No. of Stories:	One		

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