



**Address:**  
212 & 216 3rd ST W, Lewistown, MT 59457

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**Price:** 199,000

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**Property Type:** MultiFamily  
**Area:** Lewistown  
**Apx Total SqFt:** 1300

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MLS #24-226

Investment opportunities in Lewistown do not come around very often. This duplex is one of those opportunities. Unit 212 has been recently remodeled and is a 2-bedroom, one bath. Updates to unit 212 include an updated water heater, updated flooring and paint, kitchen counter tops and faucet, newer refrigerator and front door. Unit 216 is also a 2-bedroom 1 bath. Updates to 216 include an updated walk-in handicap shower and toilet and updated inside paint. Outside features a smaller 1 car garage for unit 212 and a storage shed for unit 216. Owner pays heat, water and sewer. (\$189/mo ave)

**Listing Information**

Status Active

**Property Information**

Type	Duplex	Realtor.com	Multi-Family
Style	1 Story	Apx Year Built	1900
Apx Main/FI SqFt	1,300	Total # of Units	2
# of Acres M/L	0.10	Apx Lot Dimensions	5000
Personal Property	Range and Refrigerator each unit		

**Location & Legal**

Legal	Lot 10, Block 4, Highland Park Addition		
Taxes	1922	Tax Year	2023

**Remarks & Directions**

SID/RID No

**Compensation**

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

<b>Income:</b>	Total Income 2 Bdrm: 1,365; Total Gross Inc Mnth: 1,365	<b>Roof:</b>	Metal
<b>Current Occupancy:</b>	Over 95% Occupancy	<b>Approximate Age:</b>	50+ Years
<b>Flood Insurance:</b>	Not Required	<b>Exterior Extras:</b>	Storage Shed
<b>Possession:</b>	Closing	<b>Heating Source:</b>	Gas
<b>Parking Facilities:</b>	On-Site Parking	<b>Heating System:</b>	Forced Air
<b>Parking Per Unit:</b>	One	<b>Appliances:</b>	Oven/Range; Refrigerator
<b>Construction:</b>	Frame	<b>Water &amp; Sewer:</b>	City Sewer; City Water
<b>Siding:</b>	Vinyl		

Units										Units									
No.	Bed	Bath	Rent	SqFt	Parking	Lease	Furnished	Stories	Rem.	No.	Bed	Bath	Rent	SqFt	Parking	Lease	Furnished	Stories	Rem.
212	2	1	740	650	1					216	2	1	625	650	1				

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