



406 1st AVE S, Lewistown, MT 59457

MLS #22-434

Great Opportunity for medical facility, dental office, day care, or business center. This 6,800+ sq ft commercial building is conveniently located, only 2 blocks off Main, this commercial building has been updated to accommodate a medical clinic with additional warehouse space. The building sits on a 24,500 sq ft lot with plenty of off-street parking. Zone Light Industrial, with a 400 AMP electrical service!

Listing Information

Status	Active	Price	1,200,000
What's Offered	Real Estate Only		

Property Information

Property Type	Commercial	Realtor.com	Commercial
Type	Commercial/Industrial	# of Acres/Land SqFt	0.56
Age	97	Lot Dimensions	180x136
Main / FI SqFt	6,837		

Location & Legal

Area	Lewistown		
Legal	LEWISTOWN LAND COMPANY, S15, T15 N, R18 E, BLOCK 004, Lot 002 - 008		
Taxes	9288	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	Floors:	Carpeting; Heavy Duty; Tile
Land Status:	Land Included	Walls:	Sheet Rock
Road Frontage:	City	Roofing:	Asphalt/Built-Up
Type of Business:	Medical	Heating:	Boiler; Hot Water
Parking:	Off Site; Parking Lot; Paved; Street Parking	Cooling:	Central Air
Traffic Count:	Under 2,500	Miscellaneous:	Display Window; Gas Hot Water Heater; Inside Storage; Security System; Shelving; Tenant Pays Util's
Construction:	Brick; Concrete Block; Frame	Possession:	Negotiable
No. of Stories:	One	Utilities:	Gas; Public Sewer; Public Water
Approximate Age:	Over 50 Years; Remodeled		
Ceiling Height:	Less Than 11 Ft		