



Address:
409 2nd ST S, Hobson, MT 59452

Price: 695,000

Property Type: Land
Area: Hobson

MLS #24-281

INVESTMENT OPPORTUNITIES - STORAGE UNITS, SHOP, AND CITY LOTS!! This property features a 10-unit 3,072 square foot storage unit facility, a 5,376 sq ft shop with 18-foot walls, and 4 city of Hobson Lots all over a half-acre. Shop is Heated, Insulated, Commercially Wired, and includes a commercial air compressor and compressor lines throughout the shop. Main overhead door is 36x17. The Shop is currently leased for \$3,800/mo. Storage units have 10x10 doors, 2 of the units are heated and insulated. The Storage units are leased out for a total of \$1,300 a month, total rents, \$5,100, the current lease runs through February 28, 2025. The 4 city lots are to be serviced by Hobson City Sewer. Property has a well that is meant to service all four lots as a shared well.

Listing Information

Status	Active	Zoning	Single Family
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Property Information

Type	Lot, Less Than 2 Acres Unimproved	# of Acres/Land SqFt	9.97
Lot Dimensions	.56		

Location & Legal

Legal	Lot 2A, Less COS 403, Block 4, Bull Run Subdivision #2, Los 1-4, Block 2, Bull run Subdivision #2		
Taxes	3622	Tax Year	2023

Remarks & Directions

SID/RID No

Compensation

Buyer Agent Comm	2.40	Buyer Agent Comm Type	%
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Details

Lot Location:	Corner; Interior	Out Buildings:	Shop
Topography:	Level	Water & Sewer:	Well; City Sewer
Road Frontage:	Private	Possession:	Closing
Road Surface:	Gravel		