

MLS: 104220

Status: Active

Commercial

Address: 411 E Main

Price \$189,000[Photos](#)[Maps](#)

Lot Size: **18750**
 Lot Size Range: **>9000 SF**
 Acres-Apx: **0.43**
 Total Acres Range:

Survey:
 Parking #:
 Parking Type:
 Road Front Ft:
 Views:
 Water Source: **Public Installed**
 Sewer: **Public**
 Building Type: **Mixed Comm**
 Year Built: **1949**
 Total Units: **1**
 Total Baths:
 Total Bedrooms: **0**

Approximate Square Footage Excluding Garage

APX SF - Total: **1304**
 APX SF - U: **0**
 APX SF - M: **1304**
 APX SF - L: **0**
 APX SF - B: **0**
 Square Footage Source: **Courthouse**
 Annual Gross:
 Utilities Exp:
 Maint:
 Ins:
 Other:
 Net Income:
 Business Name:
 Business Name Included:
 Business Use:

City: **Lewistown**
 State: **MT**
 Zip: **59457**
 County: **Fergus**
 Zoning: **C3 Highway Commercial**
 Tax Year: **2020** Taxes Apx: **2990**
 Assessors Code:
 Exemptions: CCRs:
 Avg Util. Monthly: Avg Water Monthly:
 SIDs: Auction: **No**

Construction: **Block**
 Roof: **Rubber**
 Basement: **None**
 Foundation: **Concrete**
 Amenities: **Parking Private**

Fuel: **Natural Gas**
 Heat: **Forced Air**
 Cooling:
 Water Heater:
 Possession:
 Terms:
 Prop Type: **Real Estate**
 Lease/Sale:
 Addl Tenant Chg:

Sale Incl: **None**

Documents:
 Title Company: **TBD**
 Virtual Tour URL:

Level	Sq Ft	Usage	Rent/Mo	Rent/SF	Addl Chg	Occupied
1	1304	Ind	1050			
1	0	Retail	500			

Public Remarks: **250 feet of Main Street Frontage!!! The property currently has 2 leases in place, with a positive cash flow at \$1,550.00 per month, one for a mechanic shop and the other for a retail used car lot. The commercial building has a little over 1300 sq ft of usable space including the garage portion, office portion and interior bathroom. This is a great Location!!!**

Legal Desc: **Lewistown Tract # 251**

Directions: **From First and Main drive 4 blocks East and this property will be on your right.**

Agent Int: **No** Agent Owned: **No**