

MLS: 103925

Status: Active

# MultiFamily

Address: 413 W Main Street

**Price \$279,000**



[Photos](#)

[Maps](#)

City: **Lewistown**  
 State: **MT**  
 Zip: **59457**  
 County: **Fergus**  
 Zoning: **Comm**  
 Tax Year: **2020**  
 Taxes Apx: **5900**  
 Assessors Code:  
 Exemptions:  
 SIDs:  
 HOA/Condo Fee: **0**  
 Fee Assessed:

Auction: **No**  
 CCRs:

Annual Gross: **28320**  
 Utilities Exp:  
 Maint:  
 Ins:  
 Other:  
 Net Income: **2360**  
 Style: **2 Story**  
 Construction: **Frame**  
 Exterior: **Stone**  
 Garage: **None**  
 Roof: **Rubber**  
 Attic:  
 Basement: **Full, Unfinished**  
 Foundation: **Concrete**  
 Appliances: **See Remarks**

Features:  
 Fuel: **Natural Gas**  
 Heat: **Wall Heater**  
 Cooling:  
 Water Heater:  
 Possession:  
 Terms:  
 Virtual Tour URL:  
 Title Company: **TBD**

Lot Size: **4500**  
 Lot Size Range: **4500 - 9000 SF**  
 Acres-Apx: **0.10**  
 Total Acres Range:  
 Survey:  
 Road Type:  
 Road Access:  
 Water Source: **Public Installed**  
 Sewer: **Public Installed**  
 Year Built: **1918**  
**Approximate Square Footage Excluding Garage**  
 APX SF - Total: **13500**  
 APX SF - U: **4500**  
 APX SF - M: **4500**  
 APX SF - L: **0**  
 APX SF - B: **4500**  
 Square Footage Source: **Courthouse**

Rent	Furnished	Garage	Bdrms	Baths	Sq Ft
375	No	No	1	1.00	
355	No	No	1	1.00	
445	No	No	1	1.00	
350	No	No	1	1.00	
410	No	No	1	1.00	
425	No	No	1	1.00	

Public Remarks: **Great downtown location, updated plumbing, very good occupancy rate, steady income, future commercial income on the main floor, this is an investment opportunity you should strongly consider before it is gone!**

Legal Desc: **Lot 10, Block F-12, Lewistown Original Townsite**

Directions: **From first and main, drive to fourth and main, continue west for half a block on this property will be on your left.**

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