

MLS: 103721

Status: Active

**Commercial**

Address: 418 Joyland Rd

**Price \$99,000**[Photos](#)[Maps](#)

Lot Size: **20000**  
 Lot Size Range: **>9000 SF**  
 Acres-Apx: **0.46**  
 Total Acres Range: **<1 Acre**  
 Survey:  
 Parking #:  
 Parking Type:  
 Road Front Ft:  
 Views:  
 Water Source: **Public Installed**  
 Sewer: **Public**  
 Building Type: **Industrial Bldg, Warehouse Bldg**  
 Year Built: **1983**  
 Total Units:  
 Total Baths:  
 Total Bedrooms:  
**Approximate Square Footage Excluding Garage**  
 APX SF - Total: **1464**  
 APX SF - U: **0**  
 APX SF - M: **1464**  
 APX SF - L: **0**  
 APX SF - B: **0**  
 Square Footage Source:  
 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: **None**  
 Tax Year: **2018**      Taxes Apx: **1600**  
 Assessors Code:  
 Exemptions:  
 Avg Util. Monthly:  
 SIDs:      CCRs:  
                  Avg Water Monthly:  
                  Auction: **No**

Construction: **Metal**  
 Roof: **Metal**  
 Basement: **None**  
 Foundation: **Concrete**  
 Amenities: **OH Doors, Fencing**

Fuel: **Natural Gas**  
 Heat: **Wall Heater**  
 Cooling:  
 Water Heater:  
 Possession: **After Closing**  
 Terms: **Cash, New Loan**  
 Prop Type: **Real Estate**  
 Lease/Sale:  
 Addl Tenant Chg:

Sale Incl: **None**

Documents:  
 Title Company: **First American Title Company**  
 Virtual Tour URL:

Level	Sq Ft	Usage	Rent/Mo	Rent/SF	Addl Chg	Occupied
1	864	Ind				
1	600	Off				

Public Remarks: **Large shop with office attached! Perfect for starting up a new business or moving an existing one to a bigger location. 2 huge over-head shop doors and ample space give this property tons of potential. Office space that is attached has a large walk-in freezer and a bathroom. Second lot behind the shop gives lots of area to expand.**

Legal Desc: **VALLEY VIEW CASTLE SUBD, S09, T15 N, R18 E, BLOCK 001, LOT 002 - 003**

Directions: **From 1st and Main drive until you reach the Truck Bypass. Continue until Joyland Road is on your right. Follow Joyland Road for 1 mile and this property will be on your right. L & J towing sign marks the property**

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