

184 Highway 200 S - Glendive, MT 59330 - Out of Town

MLS #: 330904 **File #:** 25061-00777
Status: Active **Status Changed:** 09/02/2022
List Price: **\$1,100,000** **Org. List Price:** \$1,100,000
Listing Type: For Sale **Zoning:** Commercial
Property Type: Multi-Family Building **Style:** Triplex
Subtype: Resale Home
Seller Financing: **HOA/Month:** 0.00

**General Listing Information:**

Housing Units: 3 **Lot Dim:** **Yr Built:** 1980
Acres: 7.47 **Frontage:** **Yr Remodeled:**
Lot Sq Ft: 325,393 **Depth:** **# Garage:** 0-
Sq Ft Total: 0 **Gross Income Yr:** \$79,200 **# Carport:** 0-
Multi-Family Units:

| Unit # | Level | Beds | Baths | Sq. Ft. | Rent/Month | Lease Term | Lease Expires | Remarks |
|--------|-------|------|-------|---------|------------|------------|---------------|---------|
| 1 | 1 | 0 | 3 | 0 | | 0 Month(s) | | |

Location Information:

Address: 184 Highway 200 S - Glendive, MT 59330 **Avg. Mo. Utilities:**
Area: Out of Town **Section:** **School District:**
County: Dawson **Range:** **Township:**
Subdivision: **Parcel ID#:** 16-2612-32-2-02-40-0000
Flood Zone: Not In Flood Zone **Taxes/Yr.:** \$3,508 (2021) **GPS:** N47° 6.206' W104° 47.12'
Legal Desc.: S32, T16 N, R55 E, C.O.S. 590, CONT 7.47 AC 47.10344160 -104.78532570
Directions:

Construction Information:

Construction: Siding-Metal **Roof Type:** Metal **Foundation:** Slab on Grade
Heating: Forced Air-Gas **Cooling:** None

Comments/Remarks: Three Commercial Shops on 7+ acres

Public Descr.: Located just a few miles out of the city limits of Glendive on Highway 200 sits 3 commercial shops on 7.47 acres. The buildings were constructed in 1979 and 1980, each building has 3 bathrooms one of which has a shower, and each building has its own septic system and fenced backyard, natural gas heat, and a shared well. Building 184 is 5000 sq' and is currently rented by a medical marijuana facility. The building has 2 overhead 12' x14' doors one on the side and one in the rear, several offices, and a loft. Building 182 A & B is 6000 sq' and split into two separate businesses, each with a drive-thru bay but can be reopened to be one facility. Unit A is currently leased by an HVAC company and consists of an office, bathroom, and shop. Unit B is leased by a company that builds headstones, plaques, and monuments. This unit consists of offices, 2 bathrooms (one with a shower), and a shop. Building 180 is 5000 sq' and is also occupied by the monument company. This building includes an overhead 2-ton jib crane, 3 phase electric, 2 overhead doors, offices, loft, and 3 bathrooms.

Utilities Services:

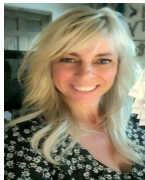
Utilities: Garbage Collection, Natural Gas, Power: 220 volt, Power: 3-phase, Water: Private Well

Features:

Features Prop.: Fenced- Part, Outdoor Lighting, Storage Shed, View of Hills, Work Shop
Features Int.: Wheelchair Accessible
Appliances: Water Heater- Nat. Gas

Listed By: Lisa Kjelstrup - United Country Montana Dakota Real Estate

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



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