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I'm particular so you don't have to be!



**Commercial**  
**ML# 353817 Active**

**76 Sawyer Loop**  
**Hardin, MT 59034**

**LP \$475,000**

Type:	<b>Office/Warehouse</b>		# Parking:	
Area:	<b>(15) Hardin;Custer</b>		# Bldgs:	<b>1</b>
County:	<b>Big Horn</b>		# Stories:	<b>1</b>
Subdiv:	<b>Kings' Addition</b>		Alley:	<b>No</b>
Zoning:	<b>Other</b>		Ceil Hgt:	<b>8</b>
Year Built:	<b>1954</b>		Sidewall:	
# Wtr Metr:		# Gas Metr:	# Amps:	
# Elec Metr:		Elec Phase:	Volts:	
Gross SqFt:		Rail:	Road Front:	<b>10</b>
Office SqFt:	<b>6,030</b>	Retail SqFt:	Sh/Whse SqFt:	<b>4,800</b>
Acres:	<b>1.293</b>	Land SqFt:	Alley:	<b>No</b>
Taxes:	<b>\$3,325</b>	Annual SID:	SID Payoff:	<b>\$0</b>
Tax ID:	<b>L092900</b>			

**Price Reduced!**



**Public Remarks:** Unique Commercial Property with Shop, Cold Storage & Apartment. A rare opportunity to own a versatile commercial property steeped in local history—this location once served as the original airport for the city of Hardin. Conveniently situated with excellent access and visibility, this property offers a dynamic blend of industrial workspace, storage, and updated residential accommodations. Cold Storage Attached 60' x 20'. A recently renovated 3-bedroom, 1-bath apartment is attached to the shop, offering live/work potential or rental income. 3 Phase Power. Ample parking space in front for customers, clients, or equipment. The property is partially fenced and includes a gated entrance for security and controlled access. Whether you're looking to launch a new business, expand operations, or invest in a mixed-use property with income potential, this Hardin gem offers endless possibilities.

**Directions:** Once in Hardin, go south on N Crawford Avenue. Turn Left on N Center Avenue and follow to the railroad tracks. Go over the railroad tracks and take an immediate Right through the gate. Do NOT follow Google Maps as it takes you to the fairgrounds.

**Business Information**

Bus Type:				
Gross Inc:		Oper Exp:	Net Inc:	<b>\$0</b>
Franchise:		Restr:	Insur:	
			Lease Information	
				Year Est:
				CAP Rate:

Type:	Leased:	<b>No</b>	Amount:	Deposit:
From:	To:		Leased Equipmt:	
Retail \$/SqFt:	Office \$/SqFt:		Sh/Whse \$/SqFt:	

**Legal Description:** Lot 1A, Lots 2, 3, 4, 5, 6, 7, 8, and 9, Block 1 & Block 3 Kings' Addition

Built Info:	<b>Existing</b>	Present Use:	<b>Apartments, Industrial, Warehouse</b>
Prkg Desc:	<b>Asphalt</b>	Misc/Equip:	
Road Surf:	<b>Warehouse</b>	Occupancy:	<b>Owner</b>
Bldg Type:	<b>Block, Brick, Concrete Steel</b>	Heating:	<b>Gas Forced Air</b>
Loading:		Cooling:	<b>None</b>
Construction:		Sewer:	<b>Public</b>
Roof:	<b>Membrane</b>	Water:	<b>Public</b>
Sales Includes:	<b>Building, Land</b>		

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# FREQUENTLY ASKED QUESTIONS

76 Sawyer Loop

Hardin, MT 59034

## PROPERTY DETAILS

Apartment	1230 S.F.- Vacant
Beds:	3
Full Baths:	1
Warehouse:	3600 S.F.
Cold Storage:	1200 S.F.
Heating	Gas Forced
Cooling:	None
Water Source:	Public
Sewer:	Public
Appliances includes:	Refrigerator, Oven/ Range
Underground Sprinklers:	None
Fenced:	Partially

## ADDITIONAL INFORMATION

Who are the current utility providers being used?



City of Hardin: Water, sewer, garbage  
MDU \$250  
Northwestern \$120  
Visionary Broadband Available

### Additional Features:

Is there any leased equipment on the property?	None
Has your property been a rental?	Yes
Is there an alarm?	None
Does the home have audio/video?	None
Does the home have detection devices?	Yes
Do you have pets?	2 outside cats

Have you done any updating to the space since you bought it? Remodeled apartment, Ductwork installed 2010.

## APPROXIMATE AGE OF APPLIANCES

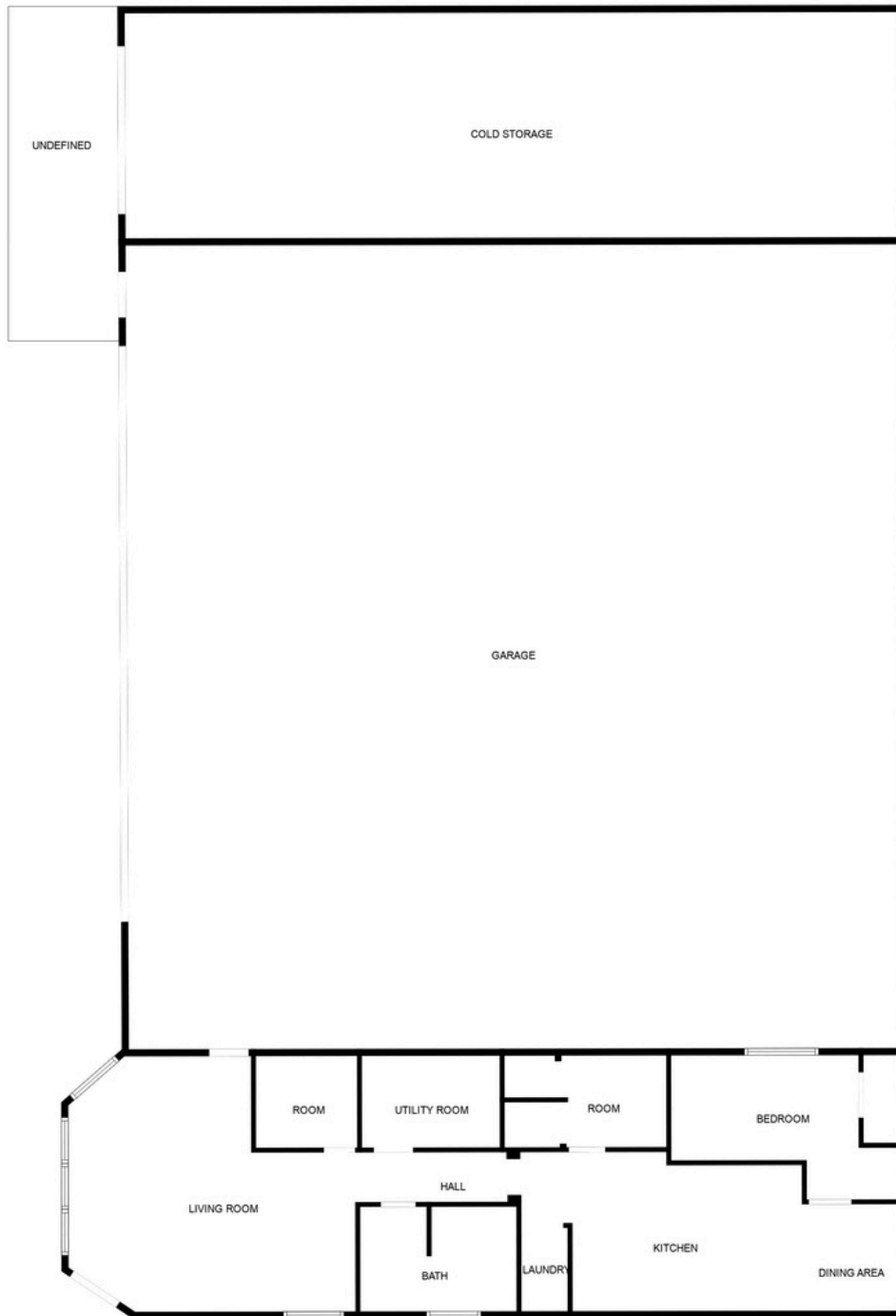
Stove Gas	2003	Water Heater	12+ years
Refrigerator	2006	Roof- TPO	2012
		Furnace	15+ years



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# Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.