

MLS#: **30021581**

Status: **Active**

Recent: **03/18/2024 : New Listing**

Prop Type: **Commercial Sale**

Sub Type: **Building w/Land**

Price: **\$1,750,000**

DOM/CDOM: **0/0**



Unit:

City Limits: **Yes**

Yr Built: **1980**

Lot Size: **0.9 ac/Public Rec
39,204 sqft**

Geocode: **04232528405030000**

County: **Missoula**

Subdiv:

\$/SqFt: **\$158.34**

Tot Bldg SqFt: **11,052**

Interior Features

Building Feat: **Bathrooms**

Flooring: **Basement: No**
Accessibility: **Ceiling Height: 16 To 20 Feet, Varied Heights**

Exterior Features

Construction: **Metal Frame, Wood Frame**
Roof: **Metal**
Fencing: **Chain Link**
Road Frontage: **City Street**
Waterfront: **No**
Foundation: **Slab**
View:
Topography:
Road Surface:
Community Feat:

Systems & Utilities

Cooling: **Gas Forced Air**
Heating: **Gas Forced Air**
Other Equip:
Sewer: **Private Septic**
Water: **Public**
Utilities: **Electricity Available, Natural Gas Available**

Public Remarks

Warehouse Investment Opportunity. Over 11,000 SF on 0.9 acres. Zoned CI-1. The warehouse portion has 16'+ ceilings. There is an internal truck bay and the back portion of the building is dock height. Currently rented with two Tenants on NNN leases month-to-month. Larger space has AC. Yard is fenced. Offered at \$1,750,000. Contact Cecil Waatti 406.809.4000 Al Dunlap 406.649.7035 or your real estate professional.

Legal/Taxes

Assessor #: **0001869108**
Zoning: **Commercial/CI-1**
Taxes: **\$11,209**
Tax Year: **2024**
Legal Desc: **MISSOULA INDUSTRIAL PARK, S28, T14 N, R20 W, BLOCK 3, Lot 14**
Lease Term Remarks:
SID(s) Included: **No**
SID Annual Amt:
SID Est Tot Payoff:
SID Features:
Covenant: **No**
School Dist:

Agent/Broker Info

List Office: **Coldwell Banker Landstar Properties**
Office Phone: **406-309-6636**
Office Fax:
Address: **27 Meridian Crt Ste 117, Kalispell, MT 59901**
Co List Off: **Coldwell Banker Regent Realty**
List Agent: **Cecil Waatti**
Contact #: **406-890-4000**
cecil.waatti@coldwellbanker.com
LA License #: **RRE-BRO-LIC-99389**
Co List Agt: **Al Dunlap**

Showing

Lock Box Desc:
Showing Requirements: **24 Hour Notice, Contact List Agent/List Office**
Showing Contact Type: **Listing Agent**
Directions: **Turn onto W Broadway St, then turn onto Inspiration Dr. Property will be on your right.**
Lock Box Loc:
Showing Name: **Al**
Sign On Property: **Yes**
Showing Phone: **406-649-7035**

Listing/Contract Info

Owner Name: **Tamarack Environmental, LLC**
Buyer Agency Comp: **2.5 %**
Dual Variable Comp Y/N: **Yes**
Owner Phone:
Agent Owned: **No**
Adjacent Owners:
Listing Service: **Full Service**
Land Lease Y/N:
Buyer Financing:
Buy Fin Closing Entity:
Buy Fin Owner Fin % Down:

Sub Agency:

Builder Name:

Financial Info:

Listing Agreement: **Exclusive Right To Sell**

Listing Terms: **Cash, Conventional**

Sellers Pref Title Co: **Flying S**

Possession:

Expiration Date: **03/31/2025**

Buy Fin Owner Fin Tot Pymt:

Occupancy Type:

Orig List Price: **\$1,750,000**

Under Contract Date:

Listing Contract Date: **03/18/2024**

Special Listing Conditions: **Standard/None**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.