

11400 HIGHWAY 93 S, Lolo, MT 59847

Listing

MLS#: **30023123**Status: **Active**Recent: **04/25/2024 : New Listing**Prop Type: **Commercial Sale**Sub Type: **Building w/Land**Price: **\$1,970,000**DOM/CDOM: **0/0**

Unit:

Geocode: **04209226228010000**City Limits: **Yes**County: **Missoula**Yr Built: **1982**

Subdiv:

Lot Size: **0.791 ac/Public Rec
34,456 sqft**\$/SqFt: **\$427.15**Tot Bldg SqFt: **4,612**

Flooring:

Interior Features

Basement: **No**

Construction:

Exterior Features

Waterfront: **No**Stories Abv Grnd: **One**Foundation: **Poured Concrete**

Community Feat:

Systems & Utilities

Public Remarks

Explore an enticing investment opportunity at 11400 US-93, Lolo, Montana! This property offers a prime commercial space housing two successful service businesses: a Dairy Queen Grill & Chill and Bamboo Chopstix. Priced at \$1,970,000, this sale includes the building and land only, providing a valuable investment opportunity in the heart of Lolo. Built in 1982 & remodeled in 2020 the property spans a total of 4612 square feet and features a convenient drive-thru for the Dairy Queen. Its strategic location along the bustling US-93 highway ensures high visibility and accessibility, making it an attractive choice for businesses. Investors can capitalize on the stability and income potential provided by two well-established tenants. With a combined lease agreement in place, this investment promises steady returns and growth potential. ***

Legal/Taxes

Assessor #: **0000307303**SID(s) Included: **No**Covenant: **Unknown**Zoning: **/**

SID Annual Amt:

School Dist:

Taxes: **\$20,561**

SID Est Tot Payoff:

Tax Year: **2023**

SID Features:

Legal Desc: **S26, T12 N, R20 W, DE 2851**

Lease Term Remarks:

Agent/Broker Info

List Office: **Eagen Real Estate**List Agent: **Jessie M Eagen**Office Phone: **406-542-1811**Contact #: **406-542-1811**Office Fax: **406-542-6648**jessie@jessieeagen.comAddress: **P O Box 7133, Missoula, MT 59807**LA License #: **RRE-BRO-LIC-8043**

Showing

Lock Box Desc:

Lock Box Loc:

Sign On Property: **Yes**Showing Requirements: **Contact List Agent/List Office**Directions: **Central Lolo, across from Lolo Schools**

Listing/Contract Info

Owner Name: **SWILCAN PROPERTIES LLC**

Owner Phone:

Land Lease Y/N:

Buyer Financing:

Buyer Agency Comp: **2.5 %**Agent Owned: **No**

Buy Fin Closing Entity:

Dual Variable Comp Y/N: **No**

Adjacent Owners:

Buy Fin Owner Fin % Down:

Sub Agency:

Listing Service: **Full Service**

Buy Fin Owner Fin Tot Pymt:

Financial Info:

Listing Agreement: **Exclusive Right To Sell**Orig List Price: **\$1,970,000**Sellers Pref Title Co: **Flying S**

Recessionary:

Listing Contract Date: **04/25/2024**
Special Listing Conditions: **Standard/None**
Realtor Remarks: ***Business's are not for sale. Sale is for land & building. Lease is a NNN lease.**

Possession: **Expiration Date: 04/25/2025**

Orig List Price: **\$1,970,000**
Under Contract Date:

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