

## Property Client 360 Property View

229 2nd Avenue SE, Cut Bank, MT 59427

MLS#: **30030372**  
 Status: **Active**

Prop Type: **Commercial Sale**  
 Sub Type: **Building w/Land**

Price: **\$1,850,000**  
 DOM/CDOM: **20/20**



Unit:	Geocode: <b>38452912215140000</b>
City Limits: <b>Yes</b>	County: <b>Glacier</b>
Yr Built:	Subdiv:
Lot Size: <b>0.916 ac/Public Rec</b>	\$/SqFt: <b>\$88.38</b>
<b>39,901 sqft</b>	Tot Bldg SqFt: <b>20,932</b>

### Public Remarks

34 unit Apartment complex with potential to enclose two units back to 36 units total. Additional adjoining lot to add a potential 16 more units. Seller shows CAP rate of 9.8% for 2023 and anticipates higher in 2024. This complex is 99% occupied with one unit in process of remodel and updating. Tenants use self serve Kiosk in lobby for rent payments. 2 coin laundries for convenience. Both on and off street parking. Fenced playground area, dog run area, outdoor ping pong, BBQ's, horseshoe pits and outdoor designated smoking areas. Security entry system, multiple camera's and video recording system. Owner in process of installing digital fire detection system and all new window screens. Each unit has had updates as tenants transition. Currently owner has a waiting list of future tenants should any openings arise. Located in center of town for ease and convenience. Low maintenance stucco, masonry and brick exterior. Call or Text Ted Dykstra 406-249-8345 or your real estate professional.

### Business Details

Gross Income Range:	Occupant Type: <b>&gt; 95% Occupancy</b>
Current Use: <b>Residential</b>	
Business Type: <b>Residential</b>	

### Interior Features

Interior Feat: <b>High Speed Internet, See Remarks</b>	
Building Feat: <b>Bathrooms, Coin Laundry, Fire Alarm, Living Area, Lobby, Patio, Security System, Wi-Fi</b>	
Flooring: <b>Vinyl</b>	Basement: <b>Yes, Partial</b>
Accessibility:	Ceiling Height: <b>8 To 10 Feet</b>

### Exterior Features

Exterior Feat: <b>Built-in Barbecue, Courtyard, Dog Run, Fire Pit, Playground, Rain Gutters, See Remarks</b>	
Parking: <b>Additional Parking, On Street, See Remarks</b>	
Construction: <b>Brick, See Remarks</b>	Stories Abv Grnd: <b>Two</b>
Roof: <b>Other</b>	Foundation: <b>Poured Concrete</b>
Fencing: <b>Back Yard, Chain Link</b>	View: <b>Residential</b>
Road Frontage: <b>City Street</b>	Topography:
Waterfront: <b>No</b>	Road Surface: <b>Asphalt</b>
	Community Feat:

### Systems & Utilities

Cooling:	Sewer: <b>Public Sewer</b>
Heating: <b>Electric Forced Air, Wall Unit</b>	Water: <b>Public</b>
Other Equip:	Utilities: <b>Cable Connected, Electricity Connected, Internet Available, See Remarks</b>
Security Feat: <b>Fire Alarm, Security System Owned, Smoke Detector(s)</b>	

### Legal/Taxes

Assessor #: <b>000000571</b>	SID(s) Included: <b>No</b>	Covenant: <b>Yes</b>
Zoning: <b>Residential/R2</b>	SID Annual Amt:	School Dist:
Taxes: <b>\$18,749</b>	SID Est Tot Payoff:	
Tax Year: <b>2023</b>	SID Features:	
Legal Desc: <b>LOT 001-003, BLK 012, CUT BANK SECOND ADD in s12-T33N-R06, part of Tract 1 TRIANGULAR TRACT aka TRACT L, TRACT J &amp; K</b>		

Lease Term Remarks:

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







