



121 W Main ST, Lewistown, MT 59457

MLS #23-346

Take advantage of the "American Dream" in this fantastic opportunity to take over this long-time established printing service center in Lewistown MT and being able to rent out half the building as a secondary income stream. MontanaWest Printing & Design has a solid reputation in the community and many long-term repeat clients. There are multiple revenue streams with low overhead and high returns. With a wide variety of services offered from Full Color Catalogs and Marketing, Print on Demand Digital and Offset Printing, Books & Magazines, Envelopes & Business Cards, Laser Engraving, Large format to Signage to name a few products produced. There is opportunity for growth. This business is strategically located on Main Street with over 4,400 sq ft.

### Listing Information

|                |                      |                     |            |
|----------------|----------------------|---------------------|------------|
| Cumulative DOM | 16                   | Days On Market      | 17         |
| List Date      | 07/03/2023           | Expiration Date     | 11/30/2023 |
| Status         | Active               | Original List Price | 399,000    |
| Price          | 399,000              | Key Location        | Office     |
| To Show Call   | Call Joe406-350-3006 | What's Offered      | Both       |

### Property Information

|                   |                             |                      |            |
|-------------------|-----------------------------|----------------------|------------|
| Property Type     | Commercial                  | Realtor.com          | Commercial |
| Type              | Commercial/Industrial       | # of Acres/Land SqFt | 0.10       |
| Age               | 1954                        | Lot Dimensions       | 40x90      |
| Main / FI SqFt    | 4,472                       |                      |            |
| Personal Property | list provided by the seller |                      |            |
| Association Fee   | 0                           |                      |            |

### Location & Legal

|       |   |          |      |
|-------|---|----------|------|
| Area  | Lewistown   |          |      |
| Legal | LEWISTOWN ORIG TOWNSITE, S15, T15 N, R18 E, BLOCK U-15, Lot 011, SW'LY 1/2 Lot 010, NE'LY 1/2 Lot 011 |          |      |
| Taxes | 2727  | Tax Year | 2022 |
| Owner | Louse Creek Family, LLC   |          |      |

### Remarks & Directions

|         |    |
|---------|----|
| SID/RID | No |
|---------|----|

### Compensation

|                  |      |                       |   |
|------------------|------|-----------------------|---|
| Buyer Agent Comm | 2.40 | Buyer Agent Comm Type | % |
| Named Exclusion  | N    | Exclusive Agency      | Y |

### Status Change Information

|                    |            |
|--------------------|------------|
| Status Change Date | 07/04/2023 |
|--------------------|------------|

### Member & Office Information

|                |   |                |  |
|----------------|---|----------------|--|
| Listing Member | Joseph Irish<br>Office: 406-350-3006<br><a href="http://greatermontanalandcompany.com">http://greatermontanalandcompany.com</a> | Listing Office | Greater Montana Land Company<br>Office: 406-538-5448<br>Fax: 406-535-9395<br><a href="http://www.greatermontanaland.com">http://www.greatermontanaland.com</a> |
|----------------|---|----------------|--|

### Details

|                             |                                   |                         |                |
|-----------------------------|-----------------------------------|-------------------------|----------------|
| <b>Imprvd w/Hse or Mbl:</b> | Conforming Zoning                 | <b>No. of Stories:</b>  | One            |
| <b>Documents on File:</b>   | Financial Details; Inventory List | <b>Approximate Age:</b> | Over 50 Years  |
| <b>Land Status:</b>         | Land Included                     | <b>Ceiling Height:</b>  | 11 - 15 Ft     |
| <b>Road Frontage:</b>       | City                              | <b>Floors:</b>          | Heavy Duty     |
| <b>Type of Business:</b>    | Retail Store; Service Building    | <b>Walls:</b>           | Sheet Rock     |
| <b>Parking:</b>             | Street Parking                    | <b>Heating:</b>         | Forced Air Gas |
| <b>Traffic Count:</b>       | 5,001 - 10,000                    | <b>Possession:</b>      | Closing        |
| <b>Construction:</b>        | Concrete Block; Frame             |                         |                |