

 Listing

Commercial 119 BROADWAY AVENUE S LP \$230,000
 ML# 270622 Active Red Lodge, MT 59068 OrgLP \$230,000

Type: Business Opportunities # Parking:
 Area: (16) Red Lodge, Cooke City # Bldgs: 1
 County: Carbon # Stories: 1
 Subdiv: RED LODGE ORIGINAL TOWNSITE Alley: No
 Zoning: Other Ceil Hgt: 10
 Year Built: 1981 Sidewall: 10
 # Wtr Metr: 1 # Gas Metr: 1 # Amps:
 # Elec Metr: 1 Elec Phase: Volts:
 Gross SqFt: 425 Rail: No Road Front: 310
 Office SqFt: 425 Retail SqFt: 0 Sh/Whse SqFt: 0
 Acres: 0.253 Land SqFt: 11,000 Alley: No
 Taxes: \$4,027 Annual SID: \$0 SID Payoff: \$0
 Tax ID: 1082000
 Recent: 02/19/2017 : NEW



Public Remarks: Amazing opportunity to purchase this prime location/large lot with Broadway Avenue S street frontage in downtown Red Lodge! Also bordered by 9th Street & Oakes Avenue N. Large concrete lot affords great potential for future business development with ample parking. Owner plans to remove existing drive through & create open shell interior on existing building. Existing building could be used or removed by new buyer. Note that current deed restrictions prohibit future use as a bank.

Private Remarks: Need appt to show - call agent 406-671-8163 for access instructions. Open lot area is often leased by vendors during various RL events for add. income potential. Info per Cadastral, buyer to verify. EM checks to AT&E - Red Lodge. Lic # RREBROLIC47239.

Directions:

Business Information

Bus Type: Other
 Gross Inc: Oper Exp: \$0 Net Inc: \$0 Year Est:
 Franchise: No Restr: Insur: CAP Rate: 0.0000

Lease Information

Type: None Leased: No Amount:
 From: To: Leased Equipmt:
 Retail \$/SqFt: Office \$/SqFt: Sh/Whse \$/SqFt: Deposit:

Legal Description: RED LODGE ORIGINAL TOWNSITE, S27, T07 S, R20 E, RLOP LTS 1-4 BLK 38

Built Info: Existing Present Use: No Present Use
 Prkg Desc: Other Misc/Equip: None
 Road Surf: Asphalt Occupancy: None
 Bldg Type: Other Heating: Gas Forced Air
 Loading: None Cooling: Central
 Construction: Brick Sewer: Public
 Roof: Flat Water: Public
 Sales Includes: Building, Land

List Agent: [Kelly Metcalf](#) (metcalfk125) LAgt Ph: 406-671-8163 LAgt Cell: 406-671-8163
 List Office: [EEC Platinum Property Brokers](#) (EECP01) LOfc Ph: 406-671-8163 SOC: 3%
 Owner: Eggart Enterprises LLC 406-671-8163 Occupant: NONE 406-671-1863
 Show Instr: Call Agent, See Remarks, Vacant IDD: Yes Lock Box: N
 Finance Type: Cash, New Loan List Date: 02/19/2017 Expire Date: 02/28/2018
 Possession: At Closing DOM:
 Virtual Tour: <http://www.propertypanorama.com/instaview/bmt/270622>

 Photos

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