



201 Railroad Avenue, Alberton, MT 59820

MLS #22003262

Large Commercial building available in Alberton. 4,000 sqft, of retail, warehouse, and office space. Two large bays with overhead doors. Easy access for large vehicles. Many possible development opportunities. 3 fenced parcels totaling 1.84 acres. Call Jessie Eagen at (406) 542-1811, or your real estate professional for more information.

Reports

Property Type	Commercial	Listing Office	Eagen Real Estate License #:
---------------	------------	----------------	---------------------------------

Contract Data

Property Sub-Type	Commercial	Listing Date	03/11/2020
List Price	375,000	List Price/SqFt	93.75
Sellers Preferred Title Company	First American Title	Agent Owned	No
REO/Bank Owned	No		

Sold Data

Status	Active	Potential Short Sale	No
--------	--------	----------------------	----

General Property Description

Square Feet Estimate	3000-5000	Total Sq. Ft.	4,000
Year Built	1995	Lot Acres	1.84
Lot SqFt.	80,107	Waterfront	None

Legal and Taxes

Covenant	No	Zoning	unknown
Taxes	2,019	Tax Year	4003
Assessor Number	0000226720	Legal	MEADS MINOR AMENDED, S02, T14 N, R23 W, Lot 1-A, ACRES 0.69 & MEADS MINOR AMENDED, S02, T14 N, R23 W, Lot 2-A, ACRES 0.69 & MEADS MINOR SUBD, S02, T14 N, R23 W, Lot 3, ACRES 0.459

School District	District No. 2
-----------------	----------------

Location

County	Mineral	Directions	Follow I-90 W to Railroad Ave in Alberton. Take exit 75 from I-90 W, Turn right onto Railroad Ave, Destination will be on the right.
--------	---------	------------	--

Geocode	54232202202190000
---------	-------------------

Details

Terms Of Sale:	Cash; Conventional	Roof:	Metal
Offering:	For Sale Bldg./Land	Doors & Size:	12-13 Feet
Present Usage:	Retail; Warehouse	Ceiling Height:	More than 20 Feet
Occupancy:	Vacant	Parking Information:	Parking Lot
Age:	Over 20 Years	Road Frontage:	City Street
Condition:	Good	Road Surface:	Asphalt
Stories Above Ground:	One	Utilities:	City Sewer; City Water; Electric; Telephone
Construction:	Wood/Frame	Sign:	Sign On Property
Floors:	Concrete Slab	Possession:	Closing
Foundation:	Poured Concrete		
Interior Wall Finish:	Sheet Rock; Unfinished		
Siding:	Metal		

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and [FBS](#). All Rights Reserved. Prepared by Curtis Strohl on Friday, May 15, 2020 12:47 PM.