



Address:
41 SEVEN MILE DR, Glendive, MT, MT 59330

Price: 1,250,000

Property Type: Commercial
Area: Glendive, MT
Total SqFt.: 11.80

MLS #15-396

On 11 acres, this 43 unit park offers sites for 35 mobile homes and 8 rvs. In business for 30+ years, visibility to I-94, and access from two entrances, it has enjoyed high occupancy and retains tenants well. Included on the property is a 1320 sq ft shop & former laundry room, complete with heat & water. A pole barn also provides

Contract Information

Approved by MLS	Yes	Listing Member	Lisa Ann Edinger-Kjelstrup Office Phone - Ass. : 406-989-1983 Fax: 406-365-7978 Office: 406-365-7974 http://www.montanadakotarealestate.com
Listing Office	United Country Montana Dakota Real Estate	Book Section	Commercial/Investment
Seller Terms	Cash/owner carry	Status	Active
For Sale/Lease	Sale		

General Property Description

Year Built	1972	Lot Size Dimensions	11.8
Acreage	11 - 20	Realtor.COM Type	Commercial

Location, Tax and Other Information

County	dawson	Subdivision	I-94 Business Loop
Zoning	Commercial	Mineral Rights	No
Taxes	724.19	Tax Year	2014
Legal	S05, T15 N, R55 E, PT OF FARM UNIT #121 IN E2NE4 CONT 11.80 AC		

Details

Business Details:	Real Estate/Business: Real Estate and Business; Type Business: Mobile Home-RV Park	Utilities:	Heat: Gas Forced Air; Water: well; Sewer: septic
Miscellaneous:	School District: Other	Financial Info:	Gross Income/Rent: 8,740; Insurance Exp: 250; Elect Exp: 300; Garbage Exp: 320; Gr Maint Exp: 100

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Supplement for MLS # 15-396 41 SEVEN MILE DR, Glendive, MT, MT 59330**\$1,250,000**

storage for equipment, supplies, and well house.

The park has two wells and is approved as a public water system with the state of Montana with a brand new septic system. Water for the mature foliage, lawn & garden is provided from an irrigation ditch.

DAWSON CO MO MOBILE HOME PARK

35 Mobie home lots - 8 RV lots

I-94 Visibility 2 entrances/exits

Bakken Oilfield area

Seasoned park that is well maintained

Shop, Laundry room (previously used as) , Pole Barn

Financials Available

41 Seven Mile Drive Glendive, Montana