



Address:
S 112 DOUGLAS ST, Glendive, MT, MT 59330

Price: 350,000

Property Type: Commercial
Area: Glendive, MT
Total SqFt.: 7500

MLS #15-190

This apartment complex, is located in the midst of the Bakken Oil Field activity, offers an immaculate, income producing property with the prospects of consistent occupancy, given the oil field bustle. This complex has six one bedroom apartments and 7 dorm room units (an 8th unfinished dorm room), the cash flow potential is healthy. The one bedroom units are partially furnished and are comprised

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	Status	Active
For Sale/Lease	Sale		

General Property Description

Year Built	1981	Year Built Remarks	Converted -Apts 2012
Building Type	Office	Basement	3750
Basement Type	Poured	Lot Size Dimensions	7500
Acreage	0 - 2	Realtor.COM Type	Commercial

Location, Tax and Other Information

County	Dawson	Subdivision	Original Townsite
Zoning	Commercial	Mineral Rights	No
Taxes	4,430.27	Tax Year	2014
Legal	Glendive Original Townsite S35T15NR55E Block 004, Lot 007-008		

Details

Business Details:	Real Estate/Business: Real Estate and Business; Type Business: Apartments	Utilities:	Electrical: MDU; Heat: Gas Forced Air; Air Cond Type: Central; Water Heaters; Water: City; Sewer: City
Miscellaneous:	Construction Type: Brick	Financial Info:	Gross Income/Rent: 9,850; Insurance Exp: 275; Heat Exp: 100; Elect Exp: 325; Wtr/Swr Exp: 100; Janitor Exp: 50

Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Lisa Ann Edinger-Kjelstrup on Saturday, October 22, 2016 11:13 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

of a kitchen-living room-bedroom-bath. Rent on these units range from \$1000-\$1200 per month. The dorm units offer a bedroom furnished with mattress, dresser, night stand and common access to a living area, kitchen, dining area, three shower stalls, and three lavatories. The community kitchen features two stoves, two sinks, refrigerator, microwave and several dining tables. The living area offers a television, couch and chairs. Current rents on the dorm units range from \$500 to \$600 per month. Provided utilities include wireless internet and cable television.

The building is approximately 7500 sq ft including upper and lower levels and sits on a 7500 sq ft lot that grants ample off street parking.

Within walking distance to downtown Glendive, amenities such as dining and more are within easy reach. And nearby historic Bell Street Bridge crossing the Yellowstone River, sits just out back of the property.

With the Bakken's continued prospects and local housing shortage, this complex will continue to be a bountiful investment for many years to come. Owner will consider contract for deed options with down and terms.

Dawson County Montana has a lively economy with many ancillary benefits.. this investment property is no exception. Confidential financial reports are available for review.