



Address:
1003 BELL ST W, Glendive, MT, MT 59330

Price: 435,000

Property Type: Commercial
Area: Glendive, MT
Total SqFt.: 2268

MLS #16-541

Property Description Bridgeview Mobile Home and RV Park sits next to the historic Black Bridge and Yellowstone River in Glendive, MT. This Park is inside the city limits with city water and sewer. The park has 23 developed rv and mobile home spaces with preliminary approval for an additional 16 units.

Realtor.COM Type

Commercial

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, financing	Status	Active
For Sale/Lease	Sale		

Property Type

Year Built	1943	Year Built Remarks	Trailer Park w. Shop
Building Type	Shop	Basement Type	None
Lot Size Dimensions	3.88 acres	Lot Acres	3.88
Lot Size Square Feet	169,013		

Location, Tax and Other Information

County	Dawson	Subdivision	West Glendive
Zoning	Commercial	Mineral Rights	No
Taxes	14,683.47	Tax Year	2015
Legal	WEST GLENDIVE ADD TO CITY, S35, T16 N, R55 E, 4 M& B TRS IN NW4 SEE A135 PG 395 CONT 3.88 AC		

Details

Business Details:	Real Estate/Business: Real Estate Only; Type Business: Mobile Home RV Park	Utilities:	Electrical; Heat: Gas Forced Air; Water: City; Sewer
Miscellaneous:	School District: Other		

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With commercial/urban zoning the additional expansion space can be used for many other business opportunities such as storage for rv's and vehicles, storage units or any other business ventures. The park occupancy varies with the seasons but has ranged from 75%-100% over the past two years. Mobile home units get \$250.00 per month which includes internet, sewer, water and garbage removal. The rv units get \$350 per month which includes, internet, sewer, water, garbage and electric (up to \$80.00 per month electric included.) Additionally is a 42 x 54 insulated shop which includes two bays and a loft with two walk in doors, two 8' x 9' overhead doors and one 22' x 12' overhead door with electric door opener. The shop has a restroom, gas heat, floor drains, air compressor, electricity (including 220), hot and cold running water. Part of the shop is currently being leased for \$750 a month to a vehicle cleaning co. There is an RV dump station that could also be used to generate income since there is no city dump facility. Plenty of room on property to build additional storage sheds for residents or additional resident parking. All figures are +/- Information provided by owner and/or 3rd party and deemed reliable but not guaranteed.