

12,000 sq ft Shop For Sale, Convenient Location off Hwy 16!

File #: 25061-00630 - MLS #: 330572

Status: Active - 11/04/2020 **List Price:** \$1,350,000
Type: Commercial Building - For Sale
Subtype: Auto Service/Repairs, Industrial, Office Building, Storage Facility, Warehouse
Yr Built: 2012
Acres: 4.87 **Lot Sq Ft:** 212,137
Garage: 9 Car - Attached, Heated
Construction: Siding-Metal - Metal
Heating/Cooling: Forced Air-Gas, Radiant - Central Air
HOA/Month: -
Taxes/Yr.: \$4,391



Level:	Lower	Main	Upper	Detached	Other	Total
Square Feet:						
# Bedrooms						
# Full Baths						
# 1/2 Baths						
# 3/4 Baths						
# Kitchens		1				1
# Dining Room						0
# Fam./Living						0
# Laundry			1			1
# Other Rooms		5	2			7

Address: 107 Olmstead Ln, Glendive, MT 59330
Legal Desc.: This 12,000 sq ft commercial building was complete
Subdivision:
Area: Out of Town
Parcel ID#: 16-2612-22-4-01-21-0000
Zoning: Commercial, Industrial
Schools: -- -- --

ROOM DIMENSIONS:
 Office: 40x40, Other: 12x80

FEATURES PROPERTY: Close Access to Highway, Fenced- Part, Outdoor Lighting, Work Shop **FEATURES INTERIOR:** Flooring- Tile, High Bays

UTILITIES SERVICES: Power: MDU, Septic, Water: Private Well

DESCRIPTION (PUBLIC): 12,000' commercial building completed in 2013 on 4.87 fenced acres located off Hwy 16 in Glendive MT. This is a sips panel building that comes pre-insulated and has top-notch hurricane and R values rating. The building is tin inside and out and has a ceiling height of 18 feet which is also tinned. Attic space has double trusses with the center sitting on an engineered beam, the attic also has two feet of blown in insulation. There is 200-amp service and radiant floor heat in the shop, the office area has forced heat and central air. The yard has 5 large flood lights plus 4 security lights on both sides of the building. The building is split into 3 divisions. 1: contains 3 bathrooms; utility room with full shower; kitchen complete w fridge and stove; parts room with a dual stage dual pump compressor; and an attached office area. There is one 16x14 overhead garage door and a 12x80 mezzanine with a large storage area, two sets of washer/dryer hook ups and the heating/cooling systems for the attached office. 2: contains three drive thru bays with six 14x16 overhead doors. 3: contains one drive thru bay with two 14x16 overhead doors, there is a floor sump as this was used as a wash bay.

Listed By: Kristi Woodward - United Country Montana Dakota Real Estate

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



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