

**FOR AGENTS ONLY: This Report contains confidential info. and should not be given to the public.**

Prepared By: Jennifer Jones - United Country Montana Dakota Real Estate - Office: (406) 365-7974

**803 N Kendrick Ave - Glendive, MT 59330 - Downtown**

<b>MLS #:</b>		<b>File #:</b>	
<b>Status:</b>	Active	<b>Status Changed:</b>	
<b>List Price:</b>	<b>\$122,000</b>	<b>Org. List Price:</b>	\$0
<b>Listing Type:</b>	For Sale	<b>Property Type:</b>	Single Family Building
<b>Style:</b>	2 story + basement, Conventional	<b>Zoning:</b>	Residential
<b>Subtype:</b>	Resale Home		
<b>HOA/Month:</b>	0.00		

**General Listing Information:**

<b>Beds:</b>	4	<b>Sq Ft Total:</b>	0	<b>Acres:</b>	0.17
<b>Full Baths:</b>	0	<b>Sq Ft Main:</b>	0	<b>Lot Sq Ft:</b>	7,492
<b>1/2 Baths:</b>	1	<b>Sq Ft Level 2:</b>	0	<b>Lot Dim:</b>	
<b>3/4 Baths:</b>	0	<b>Sq Ft Lower:</b>	0	<b>Frontage:</b>	
<b># Garage:</b>	1 Detached	<b>Sq Ft Other:</b>	0	<b>Depth:</b>	
<b># Carport:</b>	0	<b>Sq Ft Unfinished:</b>	0	<b>Yr Built:</b>	1900
<b>Seller Financing:</b>		<b>Sq Ft Source:</b>		<b>Yr Remodeled:</b>	
<b>Main Bdrm Lvl:</b>	Main	<b>Basement:</b>	1%-25% Finished	<b>Total Rooms:</b>	10
<b>Floorplan &amp; Room Dimensions:</b>					

**Location Information:**

<b>Address:</b>	803 N Kendrick Ave - Glendive, MT 59330	<b>Avg. Mo. Utilities:</b>	
<b>Area:</b>	Downtown	<b>School District:</b>	Glendive Public Schools
<b>County:</b>	Dawson	<b>Township:</b>	
<b>Subdivision:</b>		<b>Parcel ID#:</b>	16-2612-25-3-10-01-0000
<b>Flood Zone:</b>		<b>Taxes/Yr.:</b>	\$0.00
<b>Legal Desc.:</b>	16-2612-25-3-10-01-0000	<b>GPS:</b>	N47° 6.684' W104° 42.55' 47.1113920 -104.7091748
<b>Directions:</b>			

**Construction Information:**

<b>Construction:</b>	Siding-Vinyl	<b>Roof Type:</b>	Architectural Shingle	<b>Foundation:</b>	
<b>Heating:</b>	Wall Heater	<b>Cooling:</b>	None		

**Comments/Remarks: Investment Opportunity - Home ready for finishing**

**Public Descr.:** Located within walking distance of the schools and downtown Glendive, is this historic home on a corner lot, with a single-stall garage and fenced backyard. The home was originally a 4 bedroom, 2 bath home, and the current owner was in the beginning stages of updating and modernizing the home. Some updates to the home include; front and back entrances, the main floor bathroom, updated wiring, and the roof was replaced in 2019. There is a detached single-stall garage on the property that has been updated. This home has excellent potential and is waiting for your finishing touch. The home is being marketed AS-IS. All figures are +/- and all information provided is deemed reliable but is not guaranteed and should be independently verified.

**Private Remarks:**

**Branded Link:** <https://www.montanadakotarealestate.com/search/mt/investment-opportunity---home-ready-for-finishing/1069910/>

**Utilities Services:**

**Utilities:** Power: MDU, Sewer: City, Water: City/Public

**Features:**

**Features Prop.:** Corner Lot, Fenced- Full, Porch- Covered  
**Features Int.:** Countertops- Solid Surface

**Office/Agent Information:**

<b>Listing Office:</b>	UNITED COUNTRY MONTANA DAKOTA REAL ESTATE, License #: 31660, (406) 365-7974, 1720 Crisafulli Drive #49 - Glendive, MT	<b>Date Expires:</b>	07/06/2022	<b>Active PPSF:</b>	\$0.00
<b>Listing Agent:</b>	JENNIFER JONES, License #: RRE-RBS-LIC-89064, Office: (406) 365-7974 Cell: (406) 989-0876, 406jennifer.jones@gmail.com	<b>Active PPA:</b>		<b>DOMC:</b>	0
<b>Date Submitted:</b>		<b>DOMT:</b>	0	<b>VRM:</b>	
<b>Internet Auth:</b>	Yes	<b>LOC:</b>	0.00%		
<b>DOMA:</b>		<b>LockBox Code:</b>			
<b>BOC:</b>	1%				
<b>How To Show:</b>	CLA, KLO, LBX, VCT				

**Owner/Occupant Information:**

<b>Owner Name:</b>	Spencer & Rena Jenkins	<b>Owner Phone:</b>	0	<b>Owner Email:</b>	
		<b>Owner Display:</b>	Display Owner Name Only		

**CONFIDENTIAL AGENT REPORT**

The listing broker's offer of compensation (BOC) is made only to participants of the Glendive MT MLS.  
 Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act.

All measurements (including sq. ft.) are a courtesy estimate only and should not be relied upon without independent verification by the Buyer.



MLS #: continued...

Additional Photos - 803 N Kendrick Ave, Glendive. MT

MLS: - SFB - Active - \$122,000

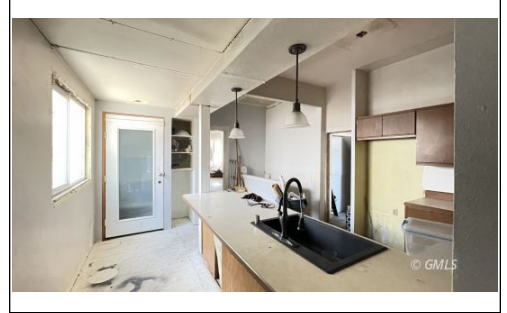
Front View



Untitled



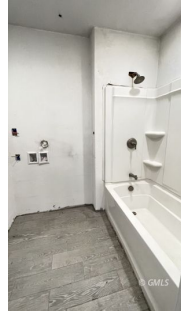
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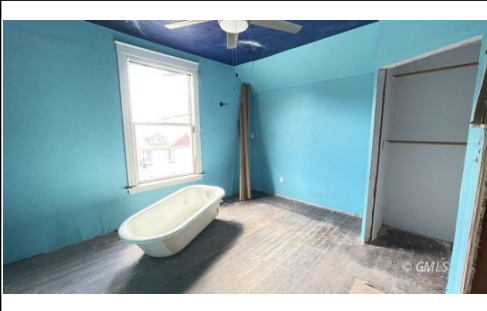
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