



2120 W Broadway Street, Missoula, MT 59808

MLS #21803195

28 unit mini storage and a 4 bay car wash with an enclosed shop and exterior truck wash unit on a 32,145 sqft lot. (18) 10' x 20' units – units rent for \$65 per month. (10) 10' x 10' units – units rent for \$45 per month. 300 sqft managers office. Water is from a well that services both this property and Gaming Garage Casino next door (Gaming Garage Casino is not included in this sale). Property is on City Sewer. Numerous different development scenario's available here. More self-storage, commercial, light industrial, etc.. Current rents are low and well under market rates. Owner financing available with 30% down OAC.

### Reports

|               |            |                |                                 |
|---------------|------------|----------------|---------------------------------|
| Property Type | Commercial | Listing Office | Eagen Real Estate<br>License #: |
|---------------|------------|----------------|---------------------------------|

### Contract Data

|                   |            |                 |            |
|-------------------|------------|-----------------|------------|
| Property Sub-Type | Commercial | Listing Date    | 04/03/2018 |
| List Price        | 550,000    | List Price/SqFt | 85.62      |
| Agent Owned       | Yes        | REO/Bank Owned  | No         |

### Sold Data

|        |        |                      |    |
|--------|--------|----------------------|----|
| Status | Closed | Potential Short Sale | No |
|--------|--------|----------------------|----|

### General Property Description

|                      |           |               |       |
|----------------------|-----------|---------------|-------|
| Square Feet Estimate | 5000-7000 | Total Sq. Ft. | 6,424 |
| Year Built           | 1983      | Lot Acres     | 0.74  |
| Lot SqFt.            | 32,146    | Waterfront    | None  |

### Legal and Taxes

|                 |            |          |   |
|-----------------|------------|----------|---|
| Covenant        | No         | Zoning   | Commercial  |
| Taxes           | 13,135     | Tax Year | 2017  |
| Assessor Number | 0000873201 | Legal    | S17, T13 N, R19 W, C.O.S. 4495, PARCEL C,<br>IN NW1/4 SE1/4 0.738AC |

### Location

|         |                   |             |     |
|---------|-------------------|-------------|-----|
| County  | Missoula          | City Limits | Yes |
| Geocode | 04220017122120000 |             |     |

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Curtis Strohl on Friday, May 15, 2020 12:28 PM.