



2203 Stephens Avenue, Missoula, MT 59801

MLS #21906024

Currently an auto detailing business but possibilities are endless. Great central and easily accessible location. 2,400 sqft with 3 over-head doors (12' clearance.) Inside drain with grease trap and sub pump. Exterior sand/oil separator cleaned every 4 years. Three 220 volt outlets. Includes office and bathroom. Sale is for building & land only. Zoning is C1-4

### Reports

Property Type	Commercial	Listing Office	Eagen Real Estate License #:
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### Contract Data

Property Sub-Type	Commercial	Listing Date	05/01/2019
List Price	399,900	List Price/SqFt	168.31
Agent Owned	No	REO/Bank Owned	No

### Sold Data

Status	Closed	Potential Short Sale	No
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### General Property Description

Square Feet Estimate	2000-3000	Total Sq. Ft.	2,376
Year Built	1992	Lot Acres	0.18
Lot SqFt.	7,875	Waterfront	None

### Legal and Taxes

Covenant	No	Zoning	C1-4
Taxes	4,705	Tax Year	2018
Assessor Number	0001371100	Legal	HOMEVALE ADDITION, S28, T13 N, R19 W, SE COR OF N2 OF BLK 29

### Location

County	Missoula	City Limits	Yes
Directions	From downtown Missoula, head south on Higgins Ave, Slight right onto Brooks St, Turn left onto Stephens Ave, 2203 Stephens will be on the right.	Geocode	04220028310050000

### Details

<b>Terms Of Sale:</b>	Closing Entity: FATCO	<b>Siding:</b>	Metal
<b>Offering:</b>	For Sale Bldg./Land	<b>Roof:</b>	Metal
<b>Present Usage:</b>	Other: Auto Detailing	<b>Doors &amp; Size:</b>	10-11 Feet; Overhead Doors
<b>Occupancy:</b>	Owner Occupied	<b>Parking Information:</b>	Parking Lot; Paved
<b>Age:</b>	Over 20 Years	<b>Road Frontage:</b>	City Street
<b>Condition:</b>	Good	<b>Road Surface:</b>	Asphalt
<b>Stories Above Ground:</b>	One	<b>Utilities:</b>	City Sewer; City Water
<b>Construction:</b>	Wood/Frame	<b>Bldg. Improvement(s):</b>	Auto Bay(s)
<b>Floors:</b>	Concrete Slab	<b>Possession:</b>	Closing
<b>Foundation:</b>	Poured Concrete		
<b>Interior Wall Finish:</b>	Metal		

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