



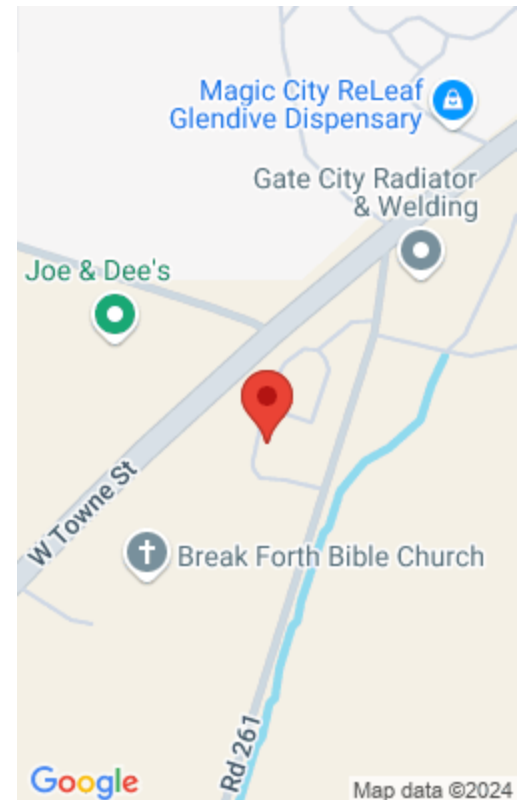
**\$985,000**

## **GLENDIVE, MT, 59330**

<https://billingsrealtybrokers.com>

S04, T15N, R55E M&B TR IN N2 SEE BOOK A105, PG 85 CONT 6.43 AC Office/Warehouse investment property for sale. Offered at \$985,000. Long term national credit level tenant with a NNN Lease in place. Tenant pays property taxes, insurance, and most of the maintenance. Consists of three buildings on 6.43 acres. One office building, [...]

- Office/Warehouse
- Commercial
- Active
- 6416 sq ft



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## Basics

**Category:** Commercial

**Type:** Office/Warehouse

**Half baths:** 0 half baths

**Year built:** 2018, Existing

**County Or Parish:** Dawson

**DOM:** 48

**Rent Period:** Triple Net

**Status:** Active

**Area:** 6416 sq ft

**Zone:** UNZON

**Land Sq Ft:** 280090 sq ft

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## Building Details

**Water:** Available

**Number of Levels:** 1

**Building Type:** Industrial

**Number Buildings:** 3

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## Amenities & Features

**Sewer:** Available

**Heating:** Gas Forced Air

**Cooling:** Central

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## Miscellaneous

**Virtual Tour Link:**

<https://my.matterport.com/show/?m=RE1AgYwq5b3&mls=1>

**Road Frontage:** 792

**Showing Instructions:** Drive By

**Type of Business:** Industrial

**Occupancy:** Tenant

**Office Sq Ft:** 1456 sq ft

**Possession:** At Closing

**Sales Includes:** Building, Land

**Subdivision:** N/A

**Parcel Number:** 000RWG3711

**List Office Name:** Montana Listings



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## Fees and Taxes

**Tot Taxes:** \$6,965

**Gross Annual Income:** \$78,000

