



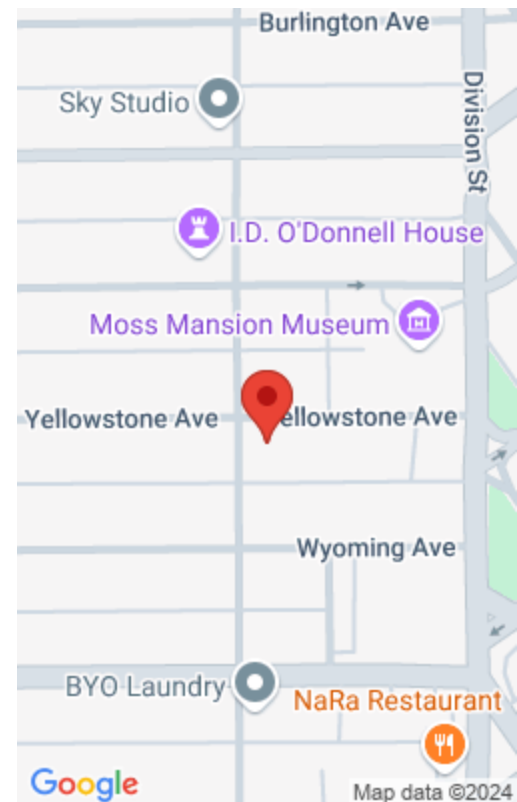
\$799,900

## BILLINGS, MT, 59101

<https://billingsrealtybrokers.com>

WEST SIDE ADD, S04, T01 S, R26 E, BLOCK 2, Lot 24 - 27, N90' LT 24-26 N90' W12.5' E3 FT W12,5 S50' LT 27 Are you ready to own a piece of Billings history and enjoy the potential of extra income? Two houses grace this fully fenced corner lot in a sought-after downtown neighborhood. [...]

- 2 Houses
- Multi-Family
- Active
- 4188 sq ft



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## Basics

**Category:** Multi-Family

**Status:** Active

**Area:** 4188 sq ft

**Year built:** 1900, Historical

**County Or Parish:** Yellowstone

**Type:** 2 Houses

**Half baths:** 0 half baths

**Lot size:** 7841 sq ft

**Zone:** First Neighborhood Residential

**DOM:** 71

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## Building Details

**Storage:** Basement,Garage,Shared

**Color:** Yellow, Tan

**Exterior material:** Other, Wood

**Water:** Public

**Number of Levels:** 2

**Roof:** Asphalt, Shingle

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## Amenities & Features

**Sewer:** City

**Cooling:** Central

**Style:** 2 Story,Ranch

**Number of Fireplaces:** 1

**Heating:** Gas Forced Air,Other

**Features:** Deck or Patio, Fenced, Storage, Underground Sprinkler, W/D Hookups, Well/Yard

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## Miscellaneous

**Virtual Tour Link:**

<https://lanigershmelphotography.hd.pics/44-Yellowstone-Ave-813-1st-Street-West/idx>

**Showing Instructions:** Appointment Needed,Call Agent,Lock Box,See Remarks,Text Agent

**Parcel Number:** A17671, A17670

**Possession:**

At Closing

**Subdivision:**

West Side  
Add

**List Office**

**Name:** Real  
Estate Hub  
LLLP



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## Nearby Schools

**Junior High School:** Lewis and Clark

**Elementary School:** Broadwater

**High School:** Senior High

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## Fees and Taxes

**Tot Taxes:** \$6,411

