



345 Commerce Way, Libby, MT 59923

MLS #21814539

4 very beautiful like new duplexes in Libby. First impression "wow". Four units have 2 bedrooms w/master bath, 1,367 sq ft. Other 4 are two story w/3bedrooms, 1,431 sq.ft . All have 2 1/2 bathrooms and 2 car attached garages. All come fully furnished. Great investment property in Libby.

Reports

Property Type	Commercial	Listing Office	Libby Troy Realty
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Contract Data

Property Sub-Type	Commercial	Listing Date	12/14/2018
Status	Active	Contingent	No
List Price	1,425,000	List Price/SqFt	128.15
Agent Owned	No	REO/Bank Owned	No
Short Sale	No		

General Property Description

Square Feet Estimate	10000-20000	Total Sq. Ft.	11,120
Number Of Units	8	Lot Acres	1.27
Lot SqFt.	55,321	Waterfront	None

Legal and Taxes

Covenant	Yes	Zoning	Commercial
Taxes	9,999,999	Tax Year	2018
Assessor Number	13607, 13608,13605,13609	Legal	Four Lots: Westland Addn. Sec.4T30NR31W, Lots 2,3,4 & 5. 1.27 acres, *13607* *13608* *13605* *13609*
School District	District No. 4		

Location

County	Lincoln	City Limits	Yes
Directions	US Highway 2 in Libby. Turn onto Commerce Way. Properties are on the left depending which way you come onto Commerce Way.	Geocode	56417504103120000

Details

Terms Of Sale:	Cash; Owner Finance	Siding:	Wood
Documents On File:	EPA Approval; Legal Description; Zoning	Roof:	Comp/Asphalt
Offering:	For Sale Bldg./Land	Doors & Size:	16-18 Feet
Present Usage:	Other: Condo Complex	Ceiling Height:	8-10 Feet
Occupancy:	Partially Leased	Parking Information:	Other: 2 Car Attached
Gross Annual Income:	\$75,000 - \$100,000	Road Frontage:	City Street
Age:	10-20 Years	Road Surface:	Gravel
Condition:	Excellent	Traffic Count:	Under 2500
Stories Above Ground:	One	Utilities:	Cable TV Available; City Sewer; City Sewer Available; City Water; Electric; Gas; Internet; Telephone
Construction:	Wood/Frame	HVAC:	A/C Central Air; Propane
Floors:	Carpeting; Tile	Possession:	Closing
Foundation:	Poured Concrete		
Interior Wall Finish:	Sheet Rock		

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