



47177 US Hwy 2  
Malta, MT  
406-654-2273 office

PROPERTY LOCATION:  
419 5<sup>th</sup> Ave. West  
Malta, Montana

ASKING PRICE: \$130,000

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**General Information**

YEAR BUILT:.....1976

TYPE:.....Duplex

LOT SIZE:.....2 lots (12x140) & (35x140)

TOTAL SQ. FT:.....4,400+/-  
Unit #1-Upstairs:1,100+/- Downstairs:1,100+/-  
Unit #2-Upstairs:1,100+/- Downstairs:1,100+/-

**BEDROOMS:**

Unit #1- 4 bedrooms & 1 family room  
Unit #2- 3 bedrooms & 1 family room

**BATHROOMS:**

Unit #1- 1 full bath, 1/2 bath & 3/4 bath  
Unit #2- 1 full bath, 1/2 bath

**EXTRAS:.....Concrete driveway, family room  
in basements and a garage for each unit.**

**GARAGE:.....1 single stall for each unit,  
33.8+/- sq.ft. each.**

**HEAT/COOL:.....Forced air, air conditioner  
On one side / Hot water heat.**

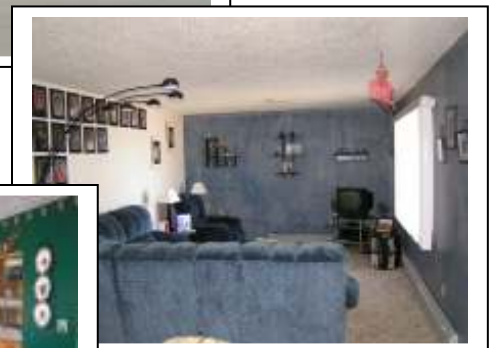
TAXES:.....\$1,392.85

ASKING PRICE:.....\$130,000



**Listing #139DS**

**COMMENTS:** Quality investment property! You could live in one side of this duplex and rent out the other one. This duplex was built in 1976 and would make a great income property for the investor. Don't let this great opportunity pass you by!



The information contained herein was obtained from the owner and other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction.