



111 3rd. St. So.  
Glasgow, MT  
406-228-2273 office

**PROPERTY LOCATION:**  
46 1st. Street East  
Malta, Montana

**ASKING PRICE: \$120,000**

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**General Information**

**YEAR BUILT:**.....1961  
**Warehouse built:**.....1966

**LOT SIZE:**.....50` x 237` +/-

**TOTAL SQ. FT:**.....10,008+/-

**MAIN:** 7,140+/- (51' x 140')  
**BASEMENT:** 756+/- (18' x 42')  
**WAREHOUSE:** 2,112+/- (24' x 88')

**BUSINESS PROFILE:**.....Formerly the True Value building / Ben Franklin

**HEAT/COOL:**.....GFA  
Heating/Cooling system needs to be replaced Currently using free standing furnace to heat the main floor area.

**TAXES:**.....\$2,571.27

**ASKING PRICE:**.....\$120,000  
**Includes some fixtures**

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.



**Listing # 296SP**

**COMMENTS:** Location, Location, Location! This building has new roof and is in great condition. Take to opportunity and open a business in this low maintenance building. Limited only by your imagination. Owners are willing to carry a contract to a qualified buyer or will consider a trade.



**Back of building loading zone and extra parking**

