



7982 Mt Hwy 35, Bigfork, MT 59911
List #281228

Prime Bigfork Commercial Site. Located just off MT Hwy 35, a high demand commercial growth corridor into Bigfork. 1600+/-sf Retail/Office/Warehouse space with an unfinished upstairs apt., 2 large doors for loading/unloading. Building situated on 1.66 acres. Old Log Cabin currently used as rental. Zoned B-2.

Reports

Listing Member	DOUG DEATON, Broker/Owner Cell: (406) 212.4310 Fax #: (406) 837.2011 Office Phone: (406) 837.2007 www.DeatonandCompany.com	Listing Office	Deaton and Company 545500431
Co-listing Member	Linda P of Dean & Leininger, Inc	Days On Market	165
Approved by MLS	Yes	Property Type	Commercial

Contract Data

Property Sub-Type	Commercial	Listing Date	6/20/2008
Status	Active	Status Change Date	6/24/2008
Contingent	No	Original List Price	1,100,000
List Price	700,000	Selling Office Comm.	3
Sub. Agency	No	Commission List Type	ERS
Owner	DeGennaro		

General Property Description

Square Feet Estimate	UNKNOWN	Total Sq. Ft.	0
Lot Size	1.66+/-	Waterfront	NONE
Waterfront Name	None	Waterfront Footage	None

Legal and Taxes

Covenant	No	Zoning	B-2
Taxes	0	Tax Year	2007
Assessor Number	0092600	Section-Town.-Range	25-27N-20W
Legal	Tract 3AAD in 25-27N-20W		

Remarks

Member Remarks Real Estate Only. Information gathered from public and private sources deemed accurate but not guaranteed by LA/LO.

Location

Major Area	2x - Greater Bigfork	Area	21-Bigfork
County	Flathead		
Directions	Hwy 35 across from El Topo restaurant.		
Geo Lat	48,077,924	Geo Lon	-114,079,598
Geocode	07383525106130000		

Details

Offering:	For Sale Bldg./Land	Road Frontage:	State/Federal Hwy
Present Usage:	Retail; Warehouse; Other: Residential Rentals	Road Surface:	Black Top Asphalt
		Utilities:	City Sewer; City Water; Well; Other: 2

Stories Above Ground:	One		Bigfork W/S Hookup
Construction:	Wood/Frame	HVAC:	Gas Forced Air; Other: apt elec/ cabin gas
Foundation:	Unknown; Other: cla	Sign:	Sign On Property
Siding:	Wood	Possession:	Closing
Doors & Size:	10-11 Feet	How To Show:	24 Hour Notice; Agent Must Accompany; Appointment Only
Parking Information:	Parking Lot		

Information is deemed to be reliable, but is not guaranteed. Buyers and their agents are encouraged to conduct due diligence, and to verify to their satisfaction, the information contained herein regarding property. This information is provided by outside sources and deemed reliable but not guaranteed by the Brokerage Firm, its agents nor representatives, the Listing Agent or the NMAR/Multiple Listing Service, Inc. See [copyright notice](#).

Prepared by Amy Deaton on Tuesday, December 02, 2008 9:53 AM

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Street Map

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