



8570 HIGHWAY 35, Bigfork, MT 59911
List #285512

Highway 35 frontage with cute log cabin. Professional plans available for possible development. Excellent Highway exposure for retail, restaurant or office.

Reports

Listing Member	Doug Deaton. Deaton & Company Real Estate 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	32
Approved by MLS	Yes	Property Type	Commercial

Contract Data

Property Sub-Type	Commercial	Listing Date	12/15/2008
Status	Active	Status Change Date	12/17/2008
Contingent	No	Original List Price	350,000
List Price	350,000	Selling Office Comm.	2.5*
Sub. Agency	No	Commission List Type	ERS
Owner	Beck		

General Property Description

Square Feet Estimate	TO 1000	Total Sq. Ft.	720
Number Of Units	1	Lot Size	0.17
Waterfront	NONE	Waterfront Name	NA
Waterfront Footage	NA		

Legal and Taxes

Covenant	No	Zoning	B-3
Taxes	1,657	Tax Year	2008
Assessor Number	38-0936352	Section-Town.-Range	36-27-20
Legal	Lots 1 & 2 of Block 1 of Bigfork Village		

Remarks

Member Remarks	Parking area may be affected by future highway 35 expansion. Commission differential should be procured by Doug Deaton or Linda Pistorese procure buyer. Information gathered from public and other sources deemed reliable but not guaranteed by either LA/LO.		
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Location

Major Area	2x - Greater Bigfork	Area	21-Bigfork
County	Flathead		
Directions	South on Hwy 35 from stop light. Building on right.		
Geo Lat	48,055,997	Geo Lon	-114,074,180
Geocode	0738353640701000		

Details

Offering:	For Sale Bldg./Land	Roof:	Metal
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Present Usage:	Professional	Road Frontage:	County; State/Federal Hwy
Age:	Over 20 Years	Road Surface:	Black Top Asphalt
Condition:	Good	Utilities:	City Water; Electric; Gas; High Speed Internet; Telephone
Stories Above Ground:	One	HVAC:	Electric Baseboard; Gas Forced Air
Construction:	Wood/Frame	How To Show:	Appointment Only; CLA/CLO
Foundation:	Cement Block		
Siding:	Wood		

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 Friday, January 16, 2009 2:50 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Street Map

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