



219 E. MAIN STREET
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COMMERCIAL

*PROPERTY INFORMATION for the MADISON VALLEY,
 including ENNIS, MCALLISTER, CAMERON, NORRIS, PONY and HARRISON, MT*

Lot #/Address: Unit 2-D PRICE: \$ 195,000
 Subdivision: Lone Elk Mall
 Town: Ennis Zip Code: 59729 County: Madison
 Terms: Cash, new financing Year Built: 1995
 Real Estate Only: Business Only: Both: Lot Size: 1,707.64 SF
 Building(s): one condo unit Building Size: 52.11' x 32.77' = 1,707.64 SF (does not include loft area)
 Covenants/Restrictions: yes Zoning: Commercial Taxes: \$1,226.60 for 2018
 Water: Public Private Well: _____ Live Water: _____
 Water Rights: _____ Power/Phone: _____ yes Sewage: Public Private Built in: 1995



Outstanding commercial space in the Lone Elk Mall, in the heart of downtown Ennis. Great location for your business to take advantage of pedestrian traffic and proximity to other thriving businesses.

Space is wide open with two-story open ceiling, good windows plus a loft area, storage and bathroom. Potential for numerous kinds of businesses. The mall is a very attractive area with landscaped walk way between the buildings and parking in the front and rear. The condo dues are \$2,400/year which includes common area landscaping, maintenance, taxes and insurance. Space has propane forced air furnace. Propane tank is shared with the building and metered to this unit. Owner will consider financing with 25% down.



NOTE: All information contained herein is gathered from a variety of sources deemed reliable, however, is not guaranteed or verified by the seller, ERA Landmark Arrow, or any of its associates. We urge independent verification of each and every item submitted to the satisfaction of a prospective purchaser.

SW MT MLS #: 220600 Date Listed: 5/5/17 Seller Name: Lone Elk Mall LLC

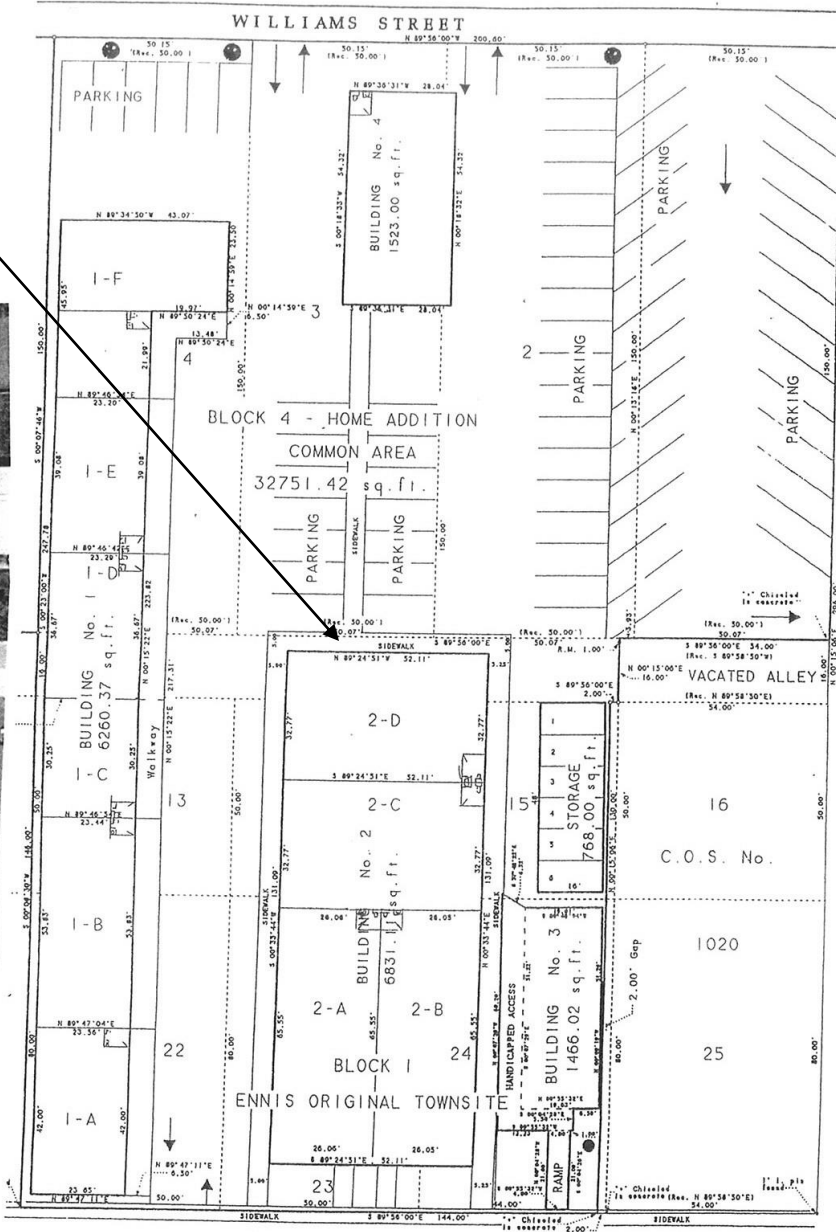
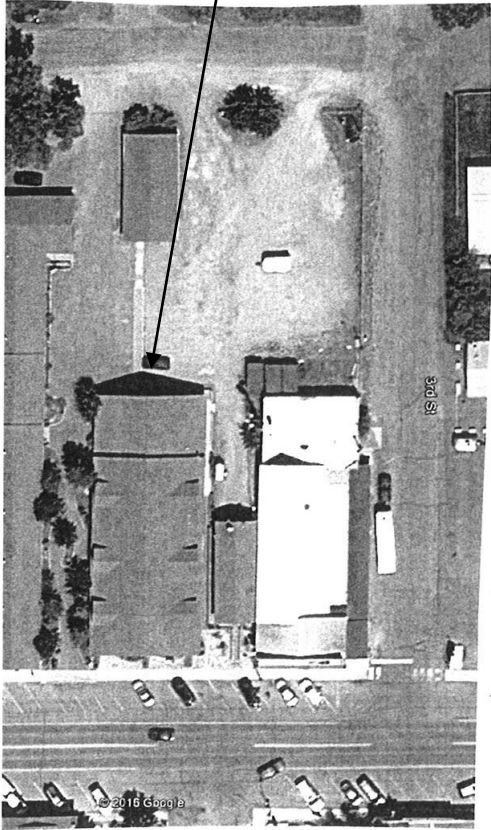
Virtual Tour Link: <http://videos.era.com/2-lone-elk-mall-ennis-mt-59729/MLS-220600>

Legal Description: Lone Elk Mall Condo, Sec. 33, T05 S, R01 W, Unit 2-D

Google Earth Coordinates: Lat 45.349287° Lon -111.727317° Elevation: 4,951'

Listing Agent: Bowen Cell: 406-581-2991 DB Email: toni@erlandmark.com
406-570-9233 TB arrow@3rivers.net

Unit 2-D of
the Lone
Elk Mall



MAIN STREET - U.S. 287

Reviewed for errors and omissions this the
day of _____ 19____ pursuant to SECTION
76-3-61(2)(7)(a), M.C.A.

Examining Land Surveyor Reg. No. _____

EXHIBIT
Floor Plans
& Elevations