

BY OWNER
REALITY NETWORK®



Price: \$395,000 Address: 2560 Meridian Road, Victor

Property

Covenants: No
Property Tax: \$1,614.58 for 2010
Land Size: 1.67 Acres
Parking: Off Road
Sq Ft: Main: 2600 Above Main: 0 Below Main: 0
Includes: Everything On Site Owned And Used For Business

Road: County/State Asphalt
Drinking Water: Private Well (100 ft, 20 gpm)
Fencing: No

Legal: All of the SW 1/4 NE 1/4 S 30, T 8 N, R 20 W, MPM., lying south of Sweathouse Creek and west and north of the right-of-way of US. Highway 93. Book 168, page 947, Montana DOT Document # 564749.

Business

Critter, Inc.

Type of Business: 2600 Square Feet Commercial Structure And 13 Storage Units
Includes: 13 Storage Units, 2600 Square Feet Main Structure, And 1.67 Acres

HIGH VISIBILITY COMMERCIAL SITE

- 2600 Square Feet Well Maintained Structure
- 13 Unit Storage Facility
- 1.67 Acres
- Sweathouse Creek Frontage
- High Traffic Count
- Easy Access
- New Highway Under Construction
- Approach And Parking Area Will Be Paved
- New Landscaping After Highway Construction

Directions

- From Victor Go North On Meridian 1/8th Mile
- Property On Right
- LOOK FOR SIGN

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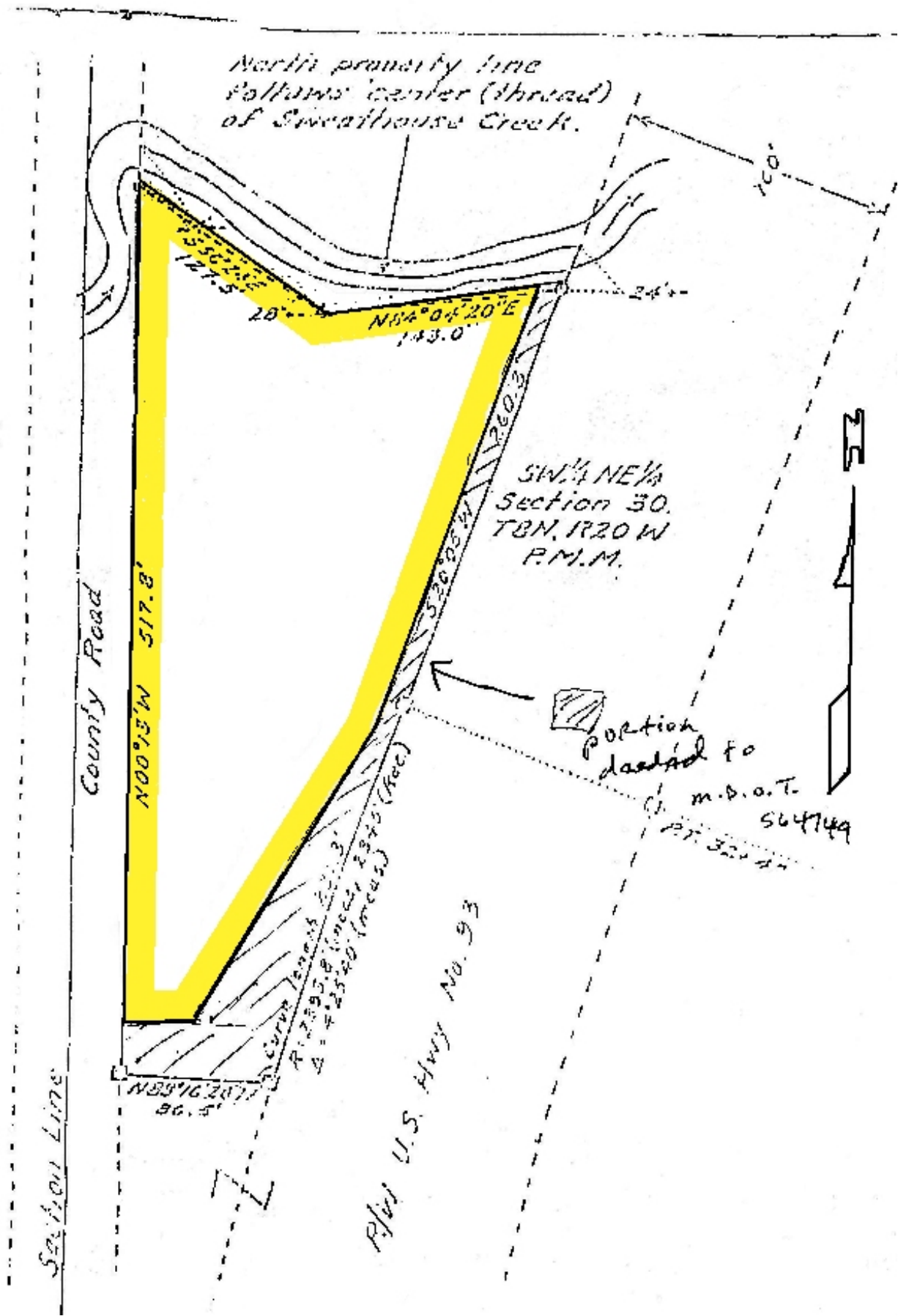


Douglas C. McLaren

Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.



MLS# 50513 / 20112969 VC107



North prongity line follows center (thread) of Sweatouse Creek.

County Road

Section Line

SW 1/4 NE 1/4 Section 30. T8N. R20W P.M.M.

portion located to C. M.D.O.T. 564749

R/W U.S. Hwy No. 93

N00°15'W 517.8'

N84°04'20"E 143.0'

N83°16'30"W 96.5'

Curve tangent to R/W U.S. Hwy No. 93
R = 259.8' (meas)
Δ = 42°25'40" (meas)
T = 237.5' (Rec)

S20°03'W 237.5'

160°

20°

24'

SE