

FOR SALE OR LEASE

Three Commercial / Industrial Lots

3737 W. BROADWAY ST.
Missoula, Montana

SALE PRICE

\$1,322,480 (\$8.00 PSF)

TERMS

SBA 10% down financing available at about 4.5% currently

LAND SIZE

3 Lots Totaling 3.795 Acres (165,310 SF)

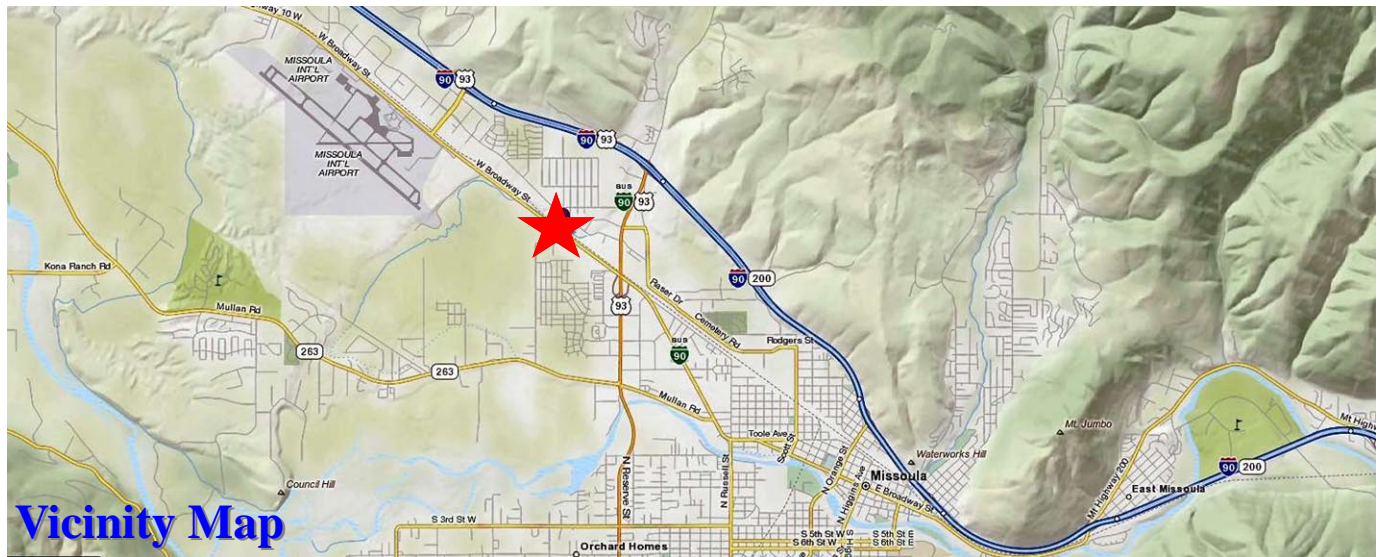
- Lot 4 - 64,948 SF (1.491 acre)
- Lot 5 - 43,560 SF (1 acre)
- Lot 7 - 56,802 SF (1.304 acre)

ZONING

CI-1

COMMENTS

- Private Well
- 10" Main on Broadway
- Private Septic
- Owner will sell Lots 5 or 7 separately



20111011

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site at www.arthurberry.com. The listing agent, ART BERRY, will then contact you. If you prefer, this agreement can also be requested by contacting us at 208-336-8000. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion.