

# FOR SALE

**+/-6,000 SF Shop, Office &  
+/- 4.01 Acre Yard**

**1120 E. Main Street, Sidney, MT 59270**



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# LISTED AT \$699,000

Nick Jones Real Estate  
310 14th St. SE  
Sidney, MT 59270  
(406) 433-4445



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$699,000</b>
<b>Building Size:</b>	<b>6,000 SF</b>
<b>Lot Size:</b>	<b>+/- 4.01 Acres</b>
<b>Price / SF:</b>	<b>\$116.50</b>
<b>Year Built</b>	<b>2010</b>



## PROPERTY HIGHLIGHTS

- 6,000 Sq Foot Shop Including Two Private Offices, Mechanical Room, Parts Storage, Reception Area and Two Bathrooms
- Gas Heating
- Zoned CLM - Commercial Light Manufacturing
- Stabilized Yard
- 15,000 Gal Fuel / DEF System
- ONE Drive Through Bay & One Drive in Bay
- Three 16' Overhead Doors
- Concrete Floor, Shop Air Line / Compressor, Floor Drains with sand/oil Separator
- Exterior Truck Plug Ins
- Approved for Work Force Living Units



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