

COMMERCIAL PROPERTY FOR SALE

309 S CENTRAL AVE

SIDNEY, MT 59270



FOR MORE INFORMATION PLEASE CONTACT:



LEIF ANDERSON | BROKER
BEAGLE PROPERTIES

☎ 406.489.0932
✉ Leif@BeagleProperties.com
🌐 www.beagleproperties.com
📍 120 2nd Ave SW Sidney MT 59270



PROPERTY OVERVIEW

Take advantage of one of the highest exposure locations in Richland County for your business. Located on Central Ave in the heart of Sidney this commercial property features a 2520 square foot building nicely updated and in excellent condition. There is ample off street hard surface parking and good access from central ave and an alley behind the building. The current configuration of the building would accommodate many uses but could also be altered to fit any individual need. Contact an agent for more specifics or to schedule a showing on this exceptional property.

PROPERTY DESCRIPTION

- ❖ Two Lots Totaling 14,000 sq ft
- ❖ Central Ave Frontage and Access
- ❖ Alley Access
- ❖ Off Street Parking
- ❖ Parking area is hard surface
- ❖ Zoning is B-3 Business

Listed At: \$600,000

IMPROVEMENTS

- ❖ Commercial Building built in 1984
- ❖ 2520 Sq ft on one level
- ❖ Updated and Remodeled
- ❖ Two Front entrances
- ❖ Rear Secure Entrance
- ❖ Large Reception and Waiting Area
- ❖ Two bathrooms
- ❖ Four private exam rooms
- ❖ Two private offices
- ❖ Two work areas
- ❖ Storage Room

INTERIOR PHOTOS



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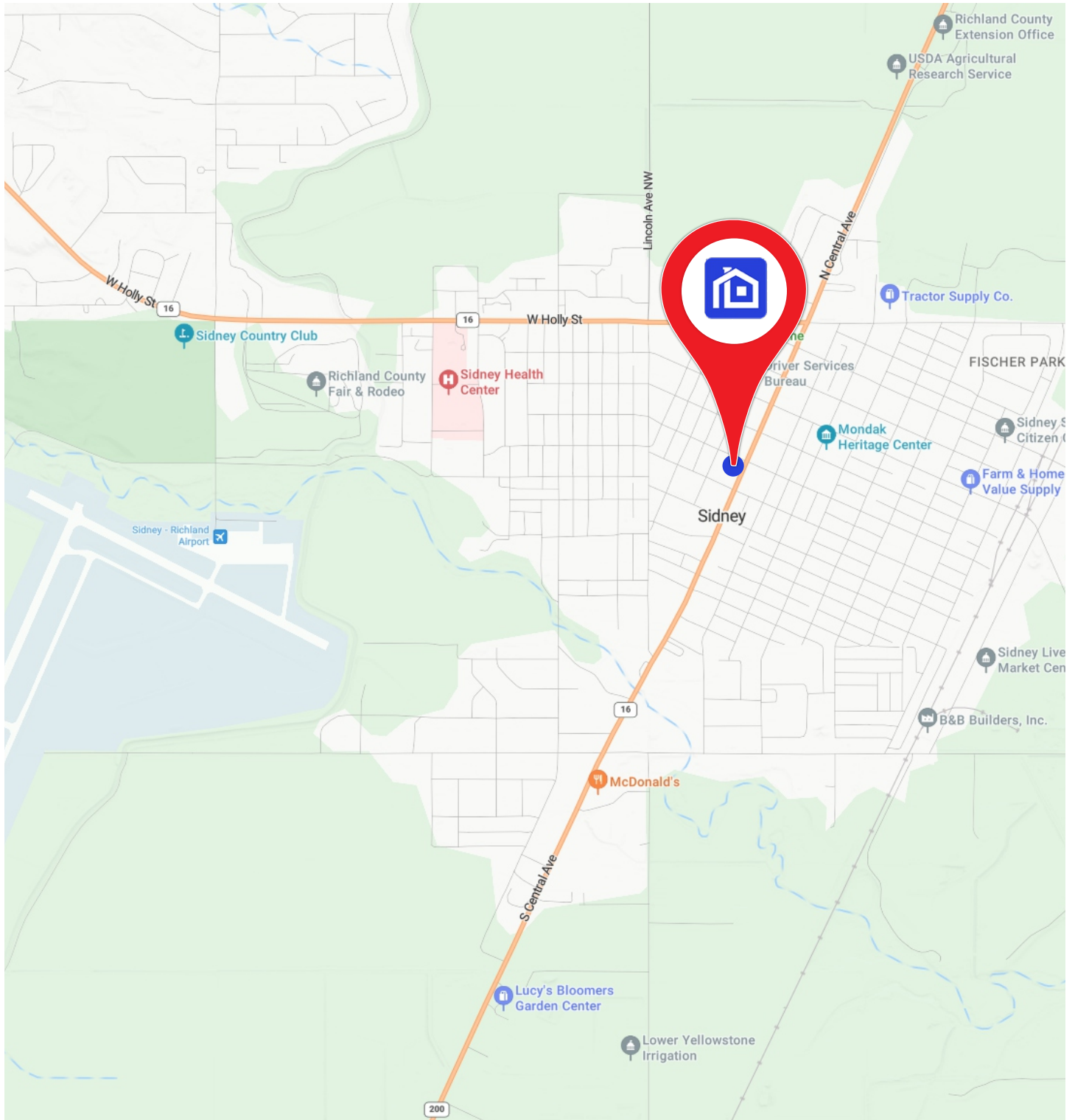
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PROPERTY LOCATION



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AERIAL MAP



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