

**BY OWNER**

REALITY NETWORK®



**Price: \$525,000**

**Address: 5089 U S Highway 93 N, Florence**

**Property**

**Covenants:** Yes  
**Property Tax:** \$1,967.28 for 2013  
**Land Size:** 4.64 Acres  
**Garage / Parking:** Attached Double Garage  
**Includes:** Shop, 5 Automatic Waterers

**Road:** Paved, Highway 93  
**Drinking Water:** Private Well ( 40 ft, 25 gpm )  
**Fencing:** Perimeter

**Legal:** Certificate of Survey #3333 Tract B less Hiway #504201 4.64 acres

**Buildings**

**Built:** 1978  
**Heat:** Hot Water In- Floor And BB, Radiant Ceiling Heat, Wood  
**Includes:** Stove, Refrigerator, Dishwasher, Culligan Water Treatment System

**Bathrooms:** 2.5

**Sq. Ft.:** 2916 ( Main: 1458, Above: 0, Below: 1458 )

**Fireplace:** 2 - Living Room And Family Room

**COMMERCIAL SITE**

- Highway 93 Frontage
- MDT Approved Commercial Approach
- Existing Home Can Be Residence Or Office
- Separate Shop
- Lots Of Parking Area
- 4.64 Acre Parcel Allows Additional Uses
- High Visibility
- Bring Your Trucking Or Other Business!

**Directions**

- Highway 93 North Of Stevensville
- Property On West Side Of Highway

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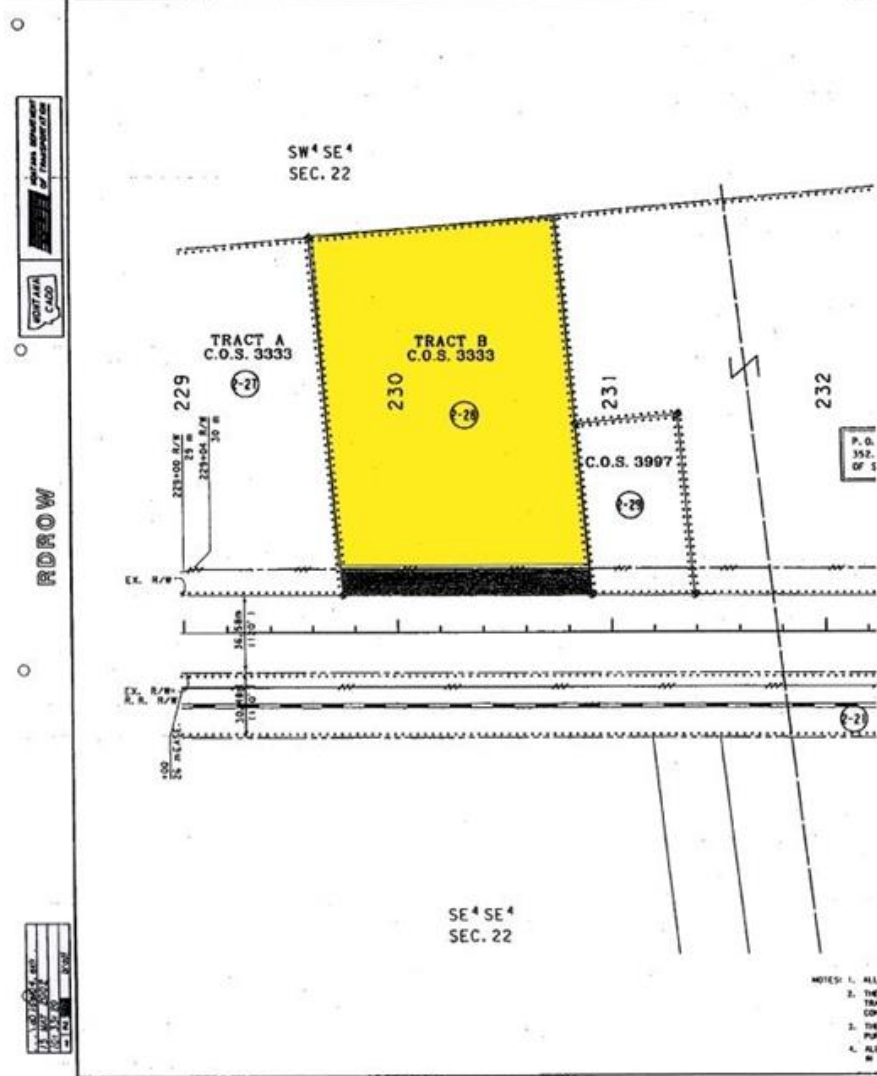
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Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.



**BvBOR# 57139, Regional# 21700920 FC106**



This Plat was supplied by a Title Company as part of a Preliminary Listing Package. Occasionally additional or different information is revealed during a Final Title Search which could modify or replace it. Final Title Searches are conducted after the property goes under contract. At that time, if any additional documents are revealed which are of concern to you, you may cancel the contract with no penalty.

