



**Price: \$550,000      Address: 101 Pine Street, Hamilton**

**Property**

**Covenants:** Zoning      **Road:** Paved City Street  
**Property Tax:** \$3,035.86 for 2016      **Drinking Water:** City  
**Land Size:** 8400 Sq. Ft.      **Fencing:** None  
**Garage / Parking:** Off-Street Parking Area  
**Includes:** Loading Entrance, Side Entrance

**Legal:** Lots 1 & 2, Block 14 Original Townsite of Hamilton

**Buildings**

**Built:** 1969 - Rem. 1985, 2011      **Bathrooms:** 1  
**Heat:** Natural Gas, Central Air Conditioning  
**Includes:** Fixtures Belong To Tenant

**Sq. Ft.:** 2800 ( Main: 2800, Above: 0, Below: 0 )  
**Fireplace:** None

**HIGHLY VISIBLE COMMERCIAL**

- Excellent Location With Highway 93 Stoplight At Corner
- Loading Door And Side Entrance
- Off-Street Parking
- Central Hamilton Location
- Well-Maintained
- Currently Used As Retail And Leased Through 12/31/2019

**Directions**

- Highway 93 North To Pine
- Building At Corner Of Pine And 93

**BY OWNER REALTY NETWORK**  
**Office: 363-1606**  
410 A North 1st St / Hamilton, MT 59840  
Website: www.ByOwnerHamilton.com  
email: Info@HomesforSaleHamilton.com  
**Agent: 961-3297 hm; 546-5801**  
email: info@ByOwnerHamilton.com



**Andy and Teri Polumsky**

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.



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*Cypressville County*  
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*Maple*  
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1850

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*H. C. White*  
Recorder

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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.