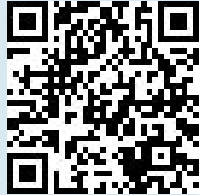


**BY OWNER**

REALITY NETWORK®



**Price: \$115,000**

**Address: 410 -B2 First Street, Hamilton**

**Real Property**

**Covenants:** Zoning  
**Property Tax:** \$401.38 for 2016  
**Land Size:** Condo  
**Total Rentable Units:** 0

**Road:** US Highway 93  
**Drinking Water:** City  
**Year Built:**

**Legal:** Improvements on MRL R-W MRL Lease #500941 Sportsman Business Complex Unit B-2 PLUS the business known as News & Smokes

<b>Unit 1</b>	<b>Sq Ft:</b> 0	<b>Baths:</b> 0	<b>Rent:</b> \$0	<b>Unit 3</b>	<b>Sq Ft:</b> 0	<b>Baths:</b> 0	<b>Rent:</b> \$0	<b>Unit 5</b>	<b>Sq Ft:</b> 0	<b>Baths:</b> 0	<b>Rent:</b> \$0
<b>Unit 2</b>	<b>Sq Ft:</b> 0	<b>Baths:</b> 0	<b>Rent:</b> \$0	<b>Unit 4</b>	<b>Sq Ft:</b> 0	<b>Baths:</b> 0	<b>Rent:</b> \$0	<b>Unit 6</b>	<b>Sq Ft:</b> 0	<b>Baths:</b> 0	<b>Rent:</b> \$0

**Business**

**DBA:** Furniture, Fixtures, Inventory, Alarm System  
**Type of Business:** None

**Includes:** No Personal Property

**BE YOUR OWN BOSS!**

- Well-Established Tobacco Business
- Superb Hamilton Location
- Busy Highway 93 Business Complex
- Currently Owner-Operated
- Building Included In Price
- Turn-Key Operation
- Paved Parking Lots - Front And Back
- Excellent Access
- Includes Furniture, Fixtures, Inventory
- Solid Customer Base
- Only Smoke Shop In Town

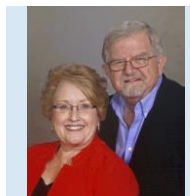
**Directions**

- North On Highway 93 To 410
- Sportsman Business Complex

**BY OWNER**

REALITY 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

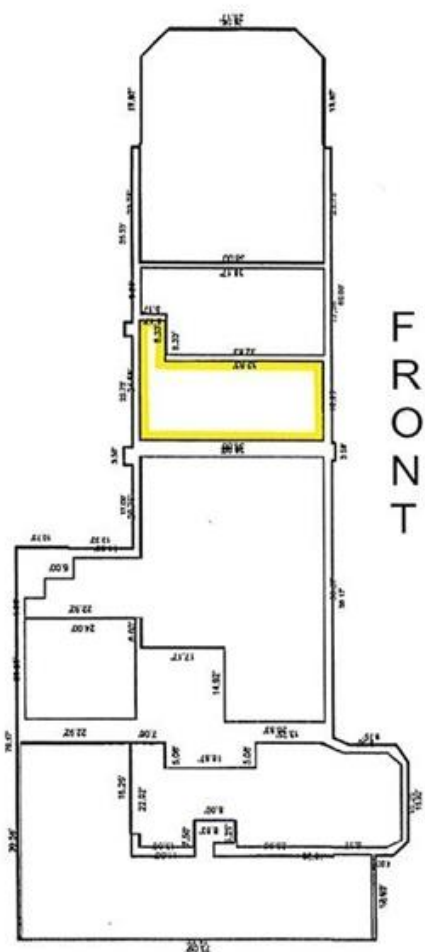


**Andy and Teri Polumsky**

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.



**BvBOR# 61223, Regional# 21710002 HC220**



FRONT

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.