

SALE

303 N CENTER & 13 E 3RD ST

303 N Center & 13 E 3rd St Hardin, MT 59034



SALE PRICE REDUCED \$150,000

Nathan Matelich, CCIM
(406) 781-6889

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OFFERING SUMMARY

Building Size:	2,750 SF
Lot Size:	7,000 SF
Price / SF:	\$54.55

PROPERTY OVERVIEW

- *2,750 SF Retail Building + Corner Lot
- *7,000 SF of Land – 2 City Lots
- *Open Concept Retail Building
- *3,500 SF Extra Corner Lot for Outdoor Patio or Additional Parking
- *1 Bathroom
- *Small Storage Room in Back
- *Excellent Location on Prime Corner of Only Lighted Intersection in Hardin
- *Great Signage Opportunities
- *Located at the Cross Section of the #1 Retail Street in Hardin & All West Bound Traffic Coming Off I-90

LOCATION OVERVIEW

303 N Center provides local and national retailers alike the amazing opportunity to own a prime retail property at the only lighted intersection in Hardin. With 2,750 SF of retail and an extra 3,500 SF of outdoor space for a patio or additional parking, there is no other property in Hardin with this set up at an affordable price. Seller was previously going to put in a new laundromat, but this retail building is also ideal for restaurants, professional office space, retailers or anyone that would benefit from great retail exposure and an additional corner lot.

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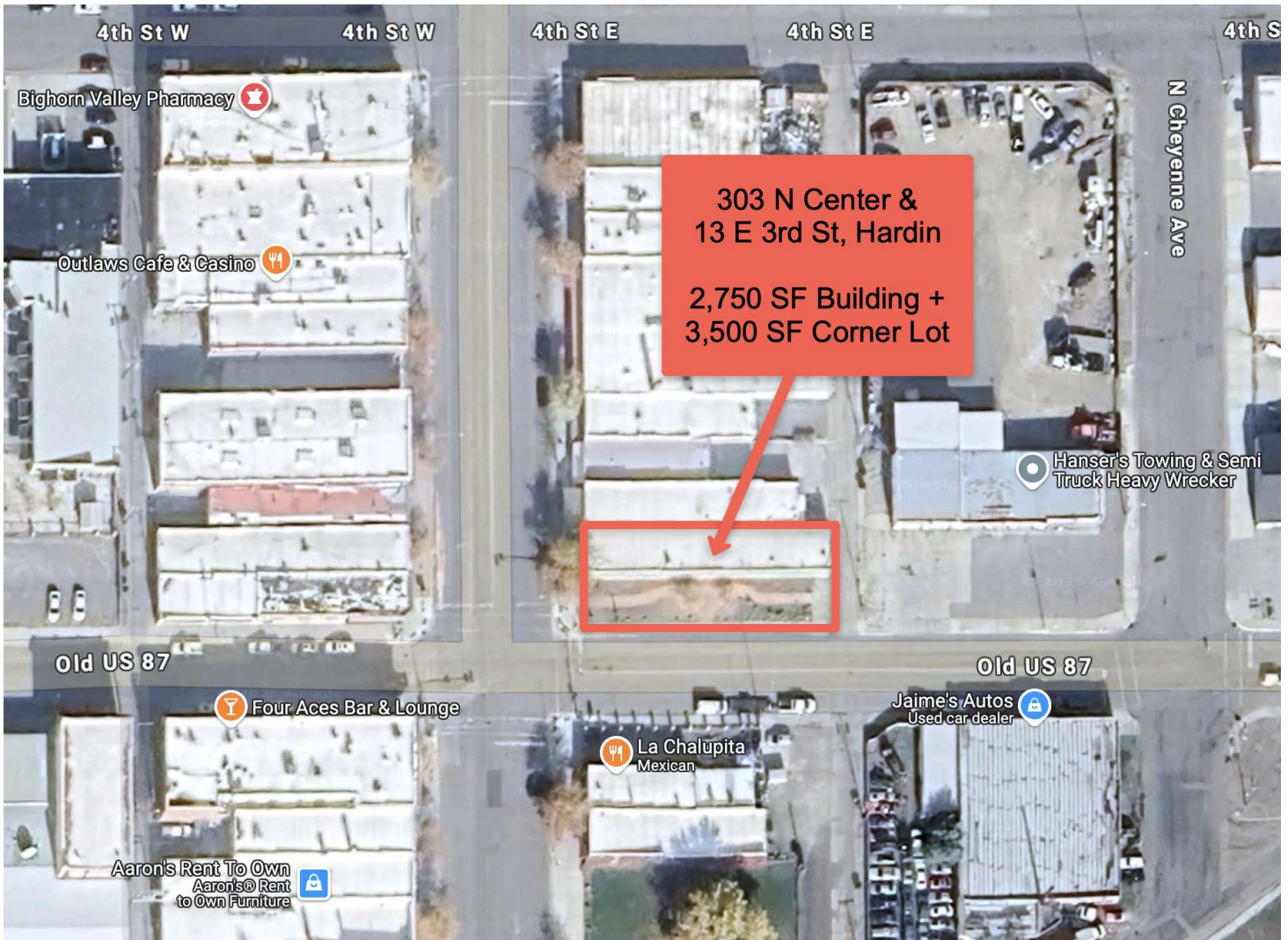
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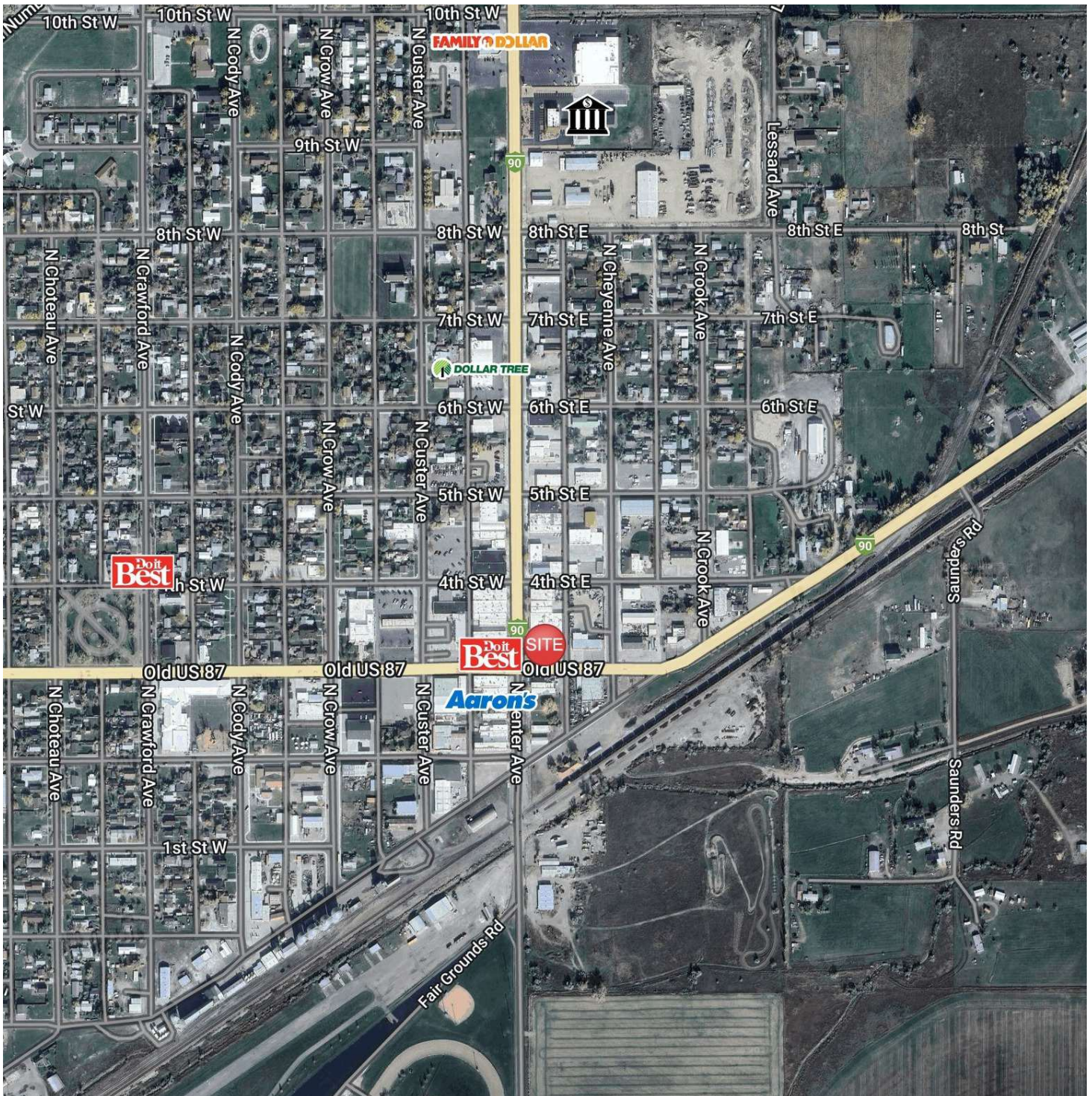
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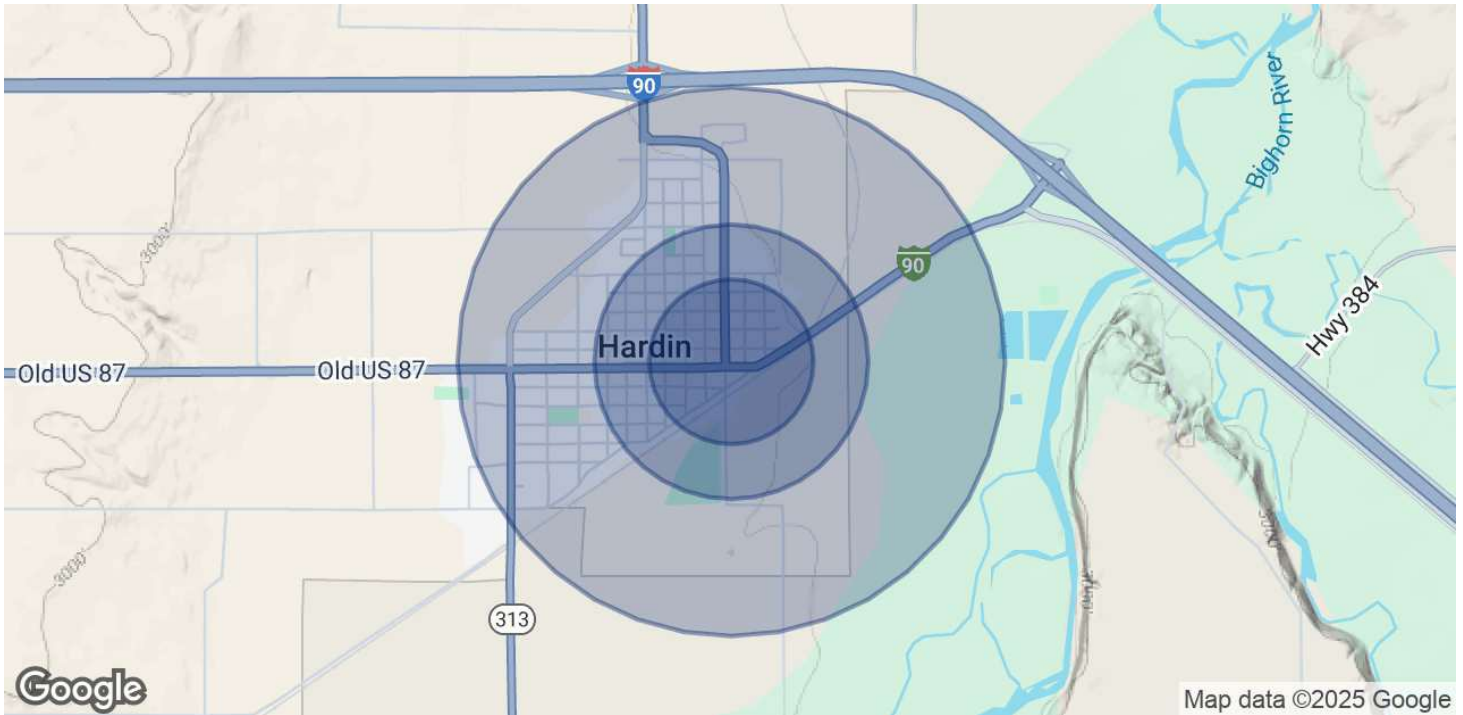
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	508	1,426	3,406
Average Age	37	37	36
Average Age (Male)	36	35	35
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	169	479	1,144
# of Persons per HH	3	3	3
Average HH Income	\$75,254	\$71,228	\$69,347
Average House Value	\$185,069	\$174,769	\$167,016

Demographics data derived from AlphaMap

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