

# SALE

**303 N CENTER & 13 E 3RD ST**

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



**SALE PRICE**

**\$160,000**

**Nathan Matelich, CCIM**

(406) 781-6889

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## OFFERING SUMMARY

|                |          |
|----------------|----------|
| Building Size: | 2,750 SF |
| Lot Size:      | 7,000 SF |
| Price / SF:    | \$58.18  |

## 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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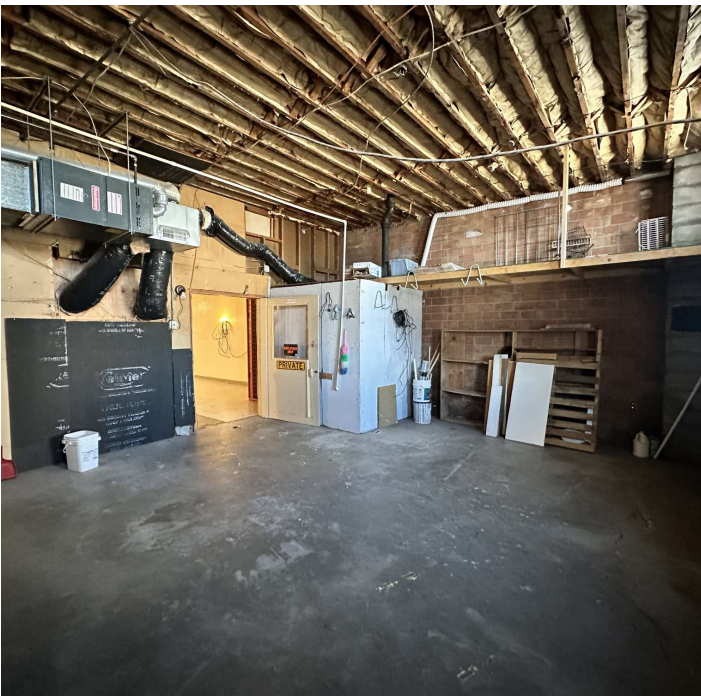


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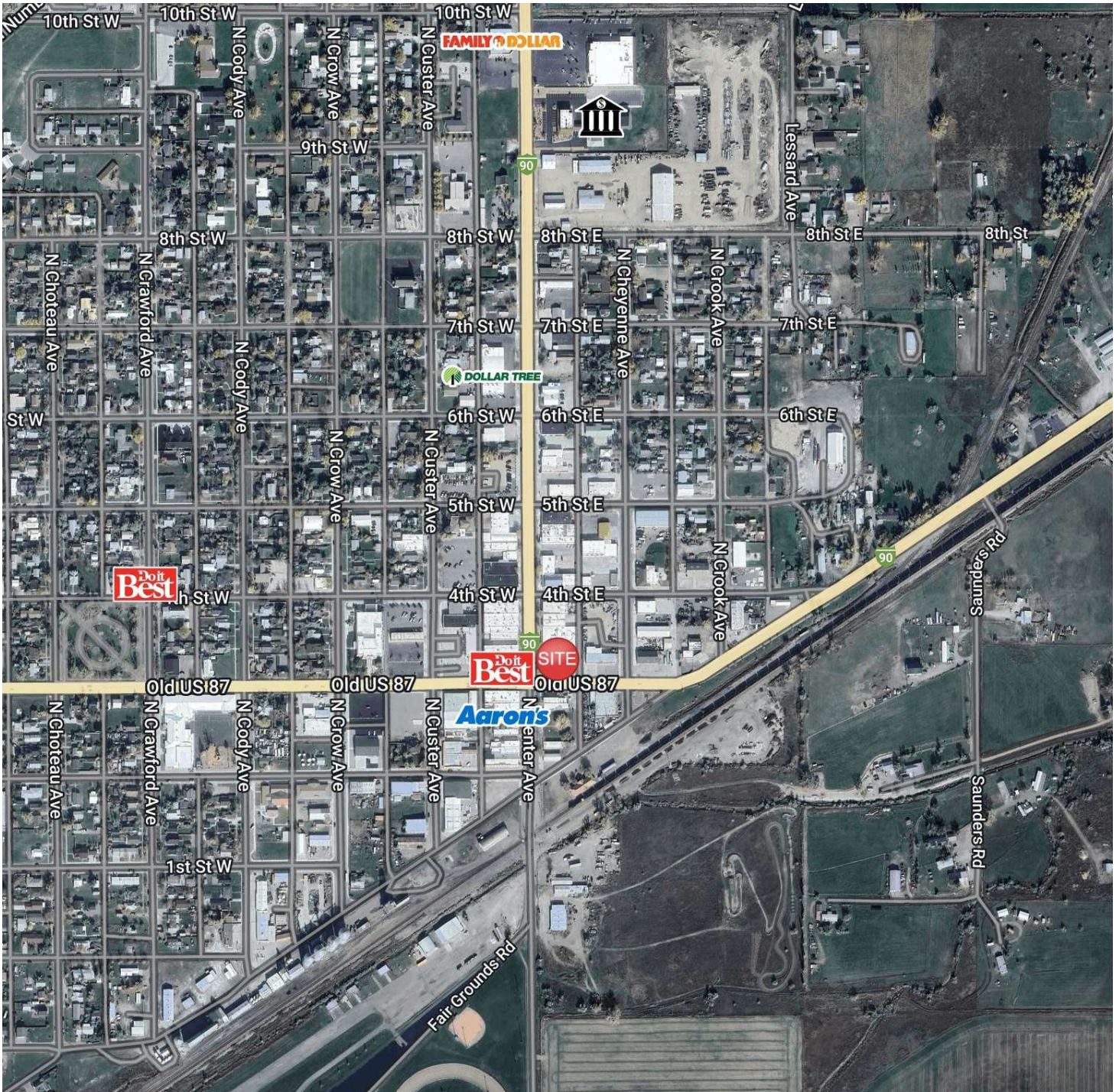


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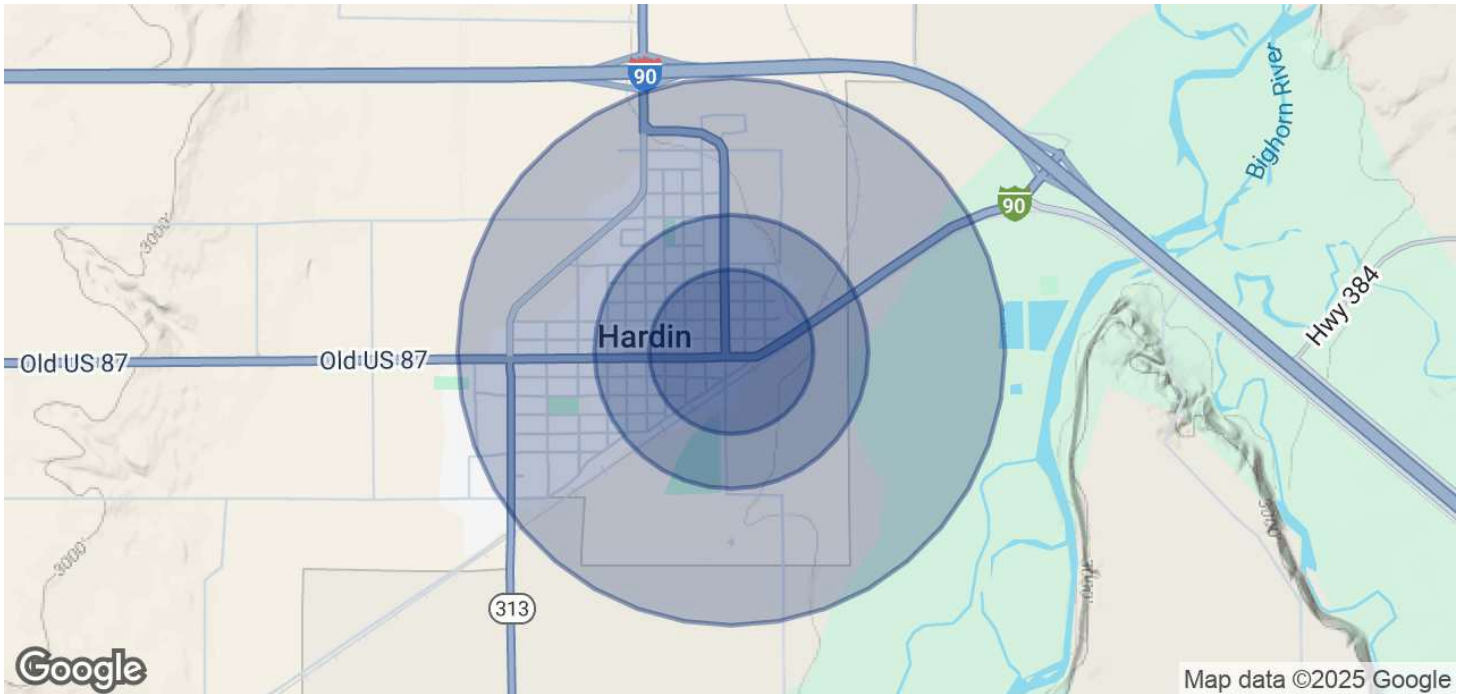


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## POPULATION

|                      | 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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