

\$299,000 - 130 Main Street, Augusta

MLS® #30027739

\$299,000

Bedroom, Bathroom, 5,300 sqft
Commercial Sale on 1.02 Acres

N/A, Augusta, MT

SELLERS WILL CONSIDER FINANCING! If you are looking for an affordable AND successful commercial property in which to invest, The Augusta Service Station is it! Included in the sale is a charming gas station on a state hwy and the main street of Augusta, MT, plus another lot that houses fuel holding tanks and a shop. The sale **ALSO** includes 2 new credit card pumps, 2 fueling tank trucks, compressors, shop tools, tire equipment, tires, POS, inventory and more. It is being sold turn-key! From an investment standpoint, there are so many opportunities to increase already solid revenue. The space invites a convenience store, other retail, expanded mechanical service offerings, storage, U-Haul, etc... **NO ZONING** and in an unincorporated city. The next closest gas station is about 30 min away, so you are the only stop for most travelers and locals. Primary space is enormous w/ garage bays, storage, office space, and an unimproved upper level. The upper level space could be converted to living space or inventory storage. The fueling tank lot has a big metal shop, tanks and views of the Rocky Mountain Front. That shop could also be converted to living space, retail, storage and more. Electrical recently replaced in most of the gas station and all of the shop. Total acreage is over an acre with all of the lots. Exterior retains some of the original old world style with metal siding and fancy cornices. Bring your ideas and upgrade your lifestyle to good ol' small-town Montana living



while making a living! The package includes
426 Manix Street AND 130 Main Street.

Built in 1910

Essential Information

MLS® #	30027739
Price	\$299,000
Square Footage	5,300
Acres	1.02
Year Built	1910
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	130 Main Street
Subdivision	N/A
City	Augusta
County	Lewis and Clark
State	MT
Zip Code	59410

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Fiber Optic Available
Parking	Additional Parking, Alley Access, Heated Garage, On Street
View	City, Mountain(s)

Interior

Interior	Concrete, Other
Heating	Forced Air, Gas
Basement	Crawl Space

Exterior

Windows	Display Window(s)
Roof	Metal
Construction	Metal Siding
Foundation	Poured

Additional Information

Date Listed	June 6th, 2024
Days on Market	482
Zoning	None