

\$300,000 - 202 E Kootenai Avenue, Troy

MLS® #30039401

\$300,000

Bedroom, Bathroom, 5,928 sqft
Commercial Sale on 0.14 Acres

N/A, Troy, MT

The Gambles Hardware Store Building in Troy, MT is for sale. This listing is for the purchase of the building, itself, only. Massive building is improved with heat pumps and boasts of enormous amount of store frontage along 2 city streets! Automatic opening door near front check out. Back garage door for loading along with storage space "all day long". Additional storage locker. This commercial building is just down from the Troy Post Office and is perfectly positioned for whatever commercial, high-volume exposure you might be needing. Large glass window storefront, gigantic open floorplan inside, back storage room, bathroom and plenty of parking space. It's a perfect location to start or expand your business in! Bob Cat Model 543 can be purchased for an additional \$20,000.

Building dimensions per owner :

Main Store : 6,500 Sq Ft

Has automatic opening door for public in front, loading doors are 6 ft wide x 7 ft tall (2 doors swinging open).

Addition : 45 x 8 ft

Storage Locker ; 19 x14 ft

Storage Locker door has 16 ft x 8 ft tall automatic opening garage door.

Built in 1947

Essential Information

MLS® # 30039401

Price \$300,000



Square Footage	5,928
Acres	0.14
Year Built	1947
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	202 E Kootenai Avenue
Subdivision	N/A
City	Troy
County	Lincoln
State	MT
Zip Code	59935

Amenities

Utilities	Electricity Connected, Phone Connected
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Interior

Heating	Heat Pump
Cooling	Ductless

Exterior

Foundation	Poured
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Additional Information

Date Listed	January 25th, 2025
Days on Market	259