

\$575,000 - 114 Main Street, Augusta

MLS® #30045852

\$575,000

Bedroom, Bathroom, 2,400 sqft
Commercial Sale on 0.50 Acres

AUGUSTA ORIGINAL TOWNSITE, Augusta, MT

Business opportunity abounds! At 114 Main St. is a 40' x 80' insulated commercial warehouse on busy Main Street Augusta includes 34' x 80' covered canopy parking, inside storage, attached garage, unused walk-in cooler & half bath. Canopy area includes 20' x 24' insulated garage with 120 wiring, & 16 ft walls. All situated on 3 Main Street lots totalling 21,911 SF. Also in listed price at 118 Main St. is a spacious 2,880 SF duplex w/ shared laundry area is a mirrored floorplan with 3 bedrooms and 2 full bathrooms each. Duplex on 2 lots has poured concrete foundation with 4 ft crawl space, totalling 16,727 SF. Double paned Anderson windows throughout. Both units are currently occupied. Forced air natural gas furnaces, hot water tanks, and well in crawl. Fiber optic and wifi available. Large gravelled driveway is situated between the home and business. Ample onsite parking. Two parcels combined 0.887 acres for one price. Listing features pertain to Augusta. Picture windows in each of the duplex windows measure 94 x 44 inches. The rest of the windows measure 45 x 38 inches. Warehouse/shop floor drain measures 25" wide by 50" long by 29" deep. Augusta sewer bill is \$25 monthly per each duplex unit and per warehouse. All are metered separately. More town of Augusta amenities include: Gas station, K-12 elementary and high school,



library, antique stores, wine shop, coffee shop, grocery store, senior center, youth center, swimming pool, museum, game check station, post office, bars, restaurants, churches, park, rodeo grounds, taxidermy, beauty shops, photography shop, dude ranches, etc. Recreational opportunities include fishing, hunting, swimming, hiking, kayaking, photography, camping, and more.

Built in 1974

Essential Information

MLS® #	30045852
Price	\$575,000
Square Footage	2,400
Acres	0.50
Year Built	1974
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	114 Main Street
Subdivision	AUGUSTA ORIGINAL TOWNSITE
City	Augusta
County	Lewis and Clark
State	MT
Zip Code	59410

Amenities

Amenities	Bike Storage
Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available
Features	Curbs, Fishing, Lake, Playground, Park, Pool, Airport/Runway, Street Lights, Sidewalks
Parking	Additional Parking, Boat, Garage, Garage Door Opener, RV Access/Parking, On Street, See Remarks
View	Residential, Trees/Woods
Is Waterfront	Yes

Waterfront	Seasonal, Waterfront
Has Pool	Yes
Pool	Community

Interior

Interior	Concrete
Basement	None

Exterior

Exterior Features	Storage
Roof	Metal
Construction	Aluminum Siding, Metal Siding, Wood Frame
Foundation	Poured, Slab

School Information

District	District No. 45
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Additional Information

Date Listed	April 7th, 2025
Days on Market	163
Zoning	None