

# \$325,000 - 122 Main Street A, Augusta

MLS® #30051238

**\$325,000**

Bedroom, Bathroom, 4,153 sqft  
Commercial Sale on 0.21 Acres

N/A, Augusta, MT

Bring your ideas to this mixed-use offering: If you are looking for an opportunity to open your own business AND live in a charming rural town, this is it! You are buying a former gift shop/art gallery that also offers a recently-remodeled apartment on two levels. Find 3 bedrooms, 2 bathrooms, a living room, kitchen, dining space and storage. If you are looking for a revenue stream, but don't have a business, consider adding another apartment where the shop was. If you don't want to live in the apartment, utilize the rental income and open the doors to your commercial enterprise with prime exposure. There is NO zoning, so you could even convert the apartment to additional commercial space. You are on the main street through a town that attracts tourists from the around the world and shoppers who previously would drive long distances to shop at the shop, which was previously Latigo and Lace. Decades ago, the shop space was a meat shop, so it retains 3 cool old walk-in freezers with the original hardware and the original doors while providing a ton of storage space. The commercial space also has a half bath, so the entire building has 3 bathrooms. You'll also appreciate the low maintenance yard, plus, the siding, roof and gutters is handsome metal that was recently installed. Augusta is a beloved rural destination spot for recreationalists and is surrounded by rivers, reservoirs and hiking, with close proximity to the famed Bob Marshall Wilderness. It's an



unincorporated city with 300 residents. Good housing is scarce and in high demand. Great Falls and Helena are an hour'ish away, so it's easy to catch a flight or shop at Costco, when you need to leave town. Another game-changer to town is a wrestling club being built by Olympic wrestlers. Expect it to bring crowds of kids and their fans. Two bedrooms in the apartment are non-conforming. Real estate-only for sale. No inventory or business included in the sale, but there is some shelving.

Built in 1938

**Essential Information**

|                |                       |
|----------------|-----------------------|
| MLS® #         | 30051238              |
| Price          | \$325,000             |
| Square Footage | 4,153                 |
| Acres          | 0.21                  |
| Year Built     | 1938                  |
| Type           | Commercial Sale       |
| Sub-Type       | Retail                |
| Status         | Active Under Contract |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 122 Main Street A |
| Subdivision | N/A               |
| City        | Augusta           |
| County      | Lewis and Clark   |
| State       | MT                |
| Zip Code    | 59410             |

**Amenities**

|           |                                              |
|-----------|----------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking   | Additional Parking, Alley Access, On Street  |
| View      | City                                         |

**Interior**

|          |                      |
|----------|----------------------|
| Interior | Carpet, Ceramic Tile |
|----------|----------------------|

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Open Floorplan                       |
| Heating           | Baseboard, Electric, Forced Air, Gas |
| Cooling           | Wall Unit(s)                         |
| Basement          | Crawl Space, Partial                 |

## **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Rain Gutters |
| Roof              | Metal        |
| Construction      | Metal Siding |
| Foundation        | Poured       |

## **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 131            |