

\$196,000 - 602 Dewey Avenue N 2, Eureka

MLS® #30055966

\$196,000

Bedroom, Bathroom, 937 sqft
Commercial Sale

N/A, Eureka, MT

Premier Retail location!

Seize the opportunity to own a highly visible commercial space with excellent street frontage, heavy foot traffic, and ample parking.

Currently utilized as a retail space for a pawn shop, this versatile unit offers 968 sq. ft. of functional layout, including a main level, loft area, and an additional room with water hookups for added convenience.

Adjacent Unit 3 (MLS #___) is also available, providing the potential for expanded square footage to accommodate larger operations. The property features shared community restrooms, prominent signage, and easy access for customers.

The existing tenant may continue leasing for immediate income, or you can bring your own business vision to life and experience all Eureka has to offer. Unit 2 is one of 6 total units located on the main level of the building. HOA is \$1500 a year and includes water, trash, building insurance, underground sprinklers, building maintenance, and repairs (within reason). The roof was replaced in 2020. Logs were restained in 2020.

Property is currently being leased for \$1000 a month. Tenant wishes to continue, but the buyer is not obligated.

The owner is a licensed real estate agent. The buyer must be approved by the state for the liquor license.

Built in 1998



Essential Information

MLS® #	30055966
Price	\$196,000
Square Footage	937
Year Built	1998
Type	Commercial Sale
Sub-Type	Condominium
Status	Active

Community Information

Address	602 Dewey Avenue N 2
Subdivision	N/A
City	Eureka
County	Lincoln
State	MT
Zip Code	59917

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Connected
Parking	Additional Parking, On Street

Interior

Interior Features	Vaulted Ceiling(s)
Heating	Heat Pump
Cooling	Central Air
Basement	Daylight

Exterior

Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	August 22nd, 2025
Days on Market	41