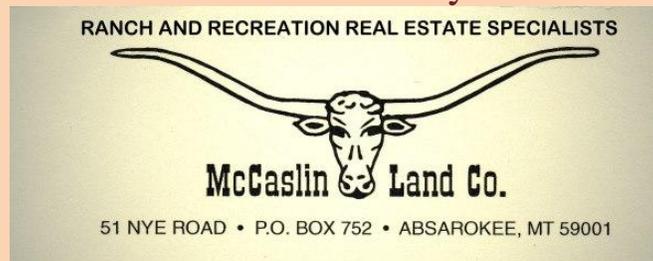


Brochure Courtesy of:



## "Apartment Complex" Lewistown, Montana

### **BOULEVARD APARTMENTS** 312 5th Avenue South



### **PINE CREST APARTMENTS** 614 West Pine Street



These are both Historic Brick buildings well located to the downtown area each having its own character.

**LEWISTOWN, MONTANA** was founded in 1874 as Fort Lewis for a US infantry base in the Blackfoot Indian nation. Settlement began in 1879 with the town considered founded in 1883 as gold had been discovered in the nearby Judith Mountains.

Lewistown, geographically centered in the State, today

is a thriving community of some 5,900 residents with its chief industries being agriculture, natural resources, recreation and tourist related.

## **BOULEVARD APARTMENTS**



## BOULEVARD APARTMENTS

(continued)

The building is 17,429 square feet on 4 levels. Housing 17 rental units plus an office and utility area on a 6,000 square foot lot. The building has hot water heat with a natural gas fired boiler. There is an adjacent 2 car garage strictly used for storage and a small grassed area for renter outside use. A new roof was installed in 2009. Of the rental units 14 are 1 bedroom, 1 bath; one 2 bedroom, 1 bath; one 2 bedroom, 2 bath and one 1 bedroom, two bath. All units are furnished with kitchen stove and refrigerators.

### Hallway



## BOULEVARD APARTMENTS (continued)

### Updated Kitchen



### Updated Living Room



**BOULEVARD APARTMENTS** (continued)

**Updated Kitchen & Living Room**



**Updated Kitchen**



**BOULEVARD APARTMENTS** (continued)

**Updated Bedroom**



**Kitchen Before Updating**



**BOULEVARD APARTMENTS** (continued)

**Bedroom before updating**



**PRICE \$400,000**

**Taxes 2012 \$3998**

# PINE CREST APARTMENTS



## **PINE CREST APARTMENTS (continued)**

The building is 6,912 square feet on 4 levels, being 10 rental units plus a utility area on a 9,000 square foot lot. The building has hot water heat with a natural gas fired boiler. Some off street parking is available at this property. Of the rental units 8 are 1 bedroom, 1 bath; one 2 bedroom, 1 bath and one 3 bedroom, 2 bath. All units are furnished with kitchen stove and refrigerator.

### **Typical Kitchen Sink & Counter**



**PINE CREST APARTMENTS (continued)**

**Typical Bathroom**



**PINE CREST APARTMENTS (continued)**

**Typical Living Room**



**PRICE \$335,000**

**Taxes 2012 \$2,789**

## **Brokers Comments**

Both apartment complexes hold a historically high occupancy rate. The Owner has been on a schedule of updating 2 apartments each year in each complex, striving to update when vacancies occur so in general it can be said that the units are in good condition. As well as the local rental public. There has been some spill over noted from the "Bakken" oil play. There is an on site manager living at the Boulevard Apartment who would like to continue with a new buyer plus an hourly paid maintenance man who has cared for these buildings that is desirous to also assist a new Owner.



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\* The statements made herein while not guaranteed are from sources deemed reliable, and maps are for visual reference only.  
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