



914 E Missoula Avenue, Troy, MT 59935

MLS #21916003

Classic US Highway 2 frontage Investment motel property or owner operation. Both daily and monthly rental potential. Summer season is 90-100% daily occupancy. Winter season is 25% daily and remainder becomes monthly rentals. 12 single level rental units plus a 2200 sq ft 3 bed 2 bath managers home. 2 more rooms could be enlarged or remodeled for more income. 2 laundry rooms. Continental breakfast is offered but no other meals. Paved off street parking. Picnic/fire pit area for guest use. Additional land to expand buildings in future. Fishing and hunting recreational area attractions nearby. 1st motel opportunity coming from Idaho into Montana on Highway 2. Seller is a licensed Real Estate broker in the State of Washington.

### Reports

Property Type	Business Opportunity	Listing Member	Terry S Burback, GRI License #: rre-bro-lic-37961 Mobile: 406-212-3700 Office Phone: 406-752-4700 <a href="http://www.kalispellhomefinders.com">http://www.kalispellhomefinders.com</a>
Listing Office	Keller Williams Realty Northwest Montana License #:	Co-listing Member	Seth Breeding of Keller Williams Realty Northwest Montana
Days On Market	32	Cumulative DOM	32

### Contract Data

List Price/SqFt	78.78	Property Sub-Type	Public Lodging
Listing Date	09/20/2019	Status	Active
Status Change Date	09/23/2019	Original List Price	450,000
List Price	450,000	Selling Office Comm.	3
Selling Office Type (\$/%)	%	Variable Compensation	No
Sub. Agency	No	Agent Owned	Yes
Owner of Record	Treacy	REO/Bank Owned	No
Short Sale	No		

### General Property Description

Location	Troy Montana	Number Of Units	13
Business Name	Lake Creek Inn	Year Built	1937
Square Feet Estimate	5000-7000	Total Sq. Ft.	5,712
Lot Size	1.76	Waterfront	None

### Legal and Taxes

Covenant	No	Zoning	Commercial
Taxes	4,111.47	Tax Year	2018
Assessor Number	0000003651	Legal	Lots 7A-8 of HERYKAHA PLACER TRACTS in s13-T31N-R34W

### Remarks

Member Managers would like to stay on job. No SOC paid on any seller concessions in accepted offer. Buyers and their agents have an obligation to conduct Remarks due diligence and verify to their satisfaction the information supplied herein regarding this property. This information is provided by outside sources and is deemed reliable but not guaranteed by listing agent or Keller Williams Realty NW MT.

### Location

County	Lincoln	Directions	Highway 2 to Troy Montana. Property is on east edge of city limits.
Geo Lat	48.452778	Geo Lon	-115.887779

### Details

<b>Terms Of Sale:</b>	Cash; Conventional	<b>ADA Features:</b>	Grab Bars
<b>Business Information:</b>	Present Use: Motel	<b>Parking:</b>	On Site; # of Parking Spaces: 20
<b>Reason For Sale:</b>	Other		
<b>Type Ownership:</b>	Corporation		

<b>Inclusions:</b>	Business Name; Customer List; Non-Competitive; Real Estate; Sale of Furn/FX; Work-In-Progress	<b>Expenses Pd/By Own.:</b>	Electric; Insurance; Janitorial; Maintenance; Tax; Trash/Garb. Pick Up; Water; Other: Snow removal
<b>Years In Business:</b>	20 Years +	<b>Construction:</b>	Wood/Frame
<b>Owner Will:</b>	Provide Training; Other: Mangr wishes to stay	<b>Siding:</b>	Wood
<b>Financial Info.:</b>	W/Signed Non-Di.	<b>Roof:</b>	Metal
<b>Utilities:</b>	Cable TV Available; City Sewer; City Water; Electricity; Internet; Telephone	<b>Possession:</b>	Closing; Negotiable; Tenant Rights
<b>HVAC:</b>	A/C Window Unit; Elec. Water heater; Electric Baseboard; Wall Unit	<b>Road Surface:</b>	Asphalt; Curbs; Sidewalks
		<b>Road Frontage:</b>	State/Federal Hwy
		<b>How To Show:</b>	24 Hour Notice; Agent Must Accompany; Appointment Only; CLA/CLO; Other: Between 11am-3pm

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